

Application No.:

2018-24

WELLBORN ESTATES

ZONE CHANGE

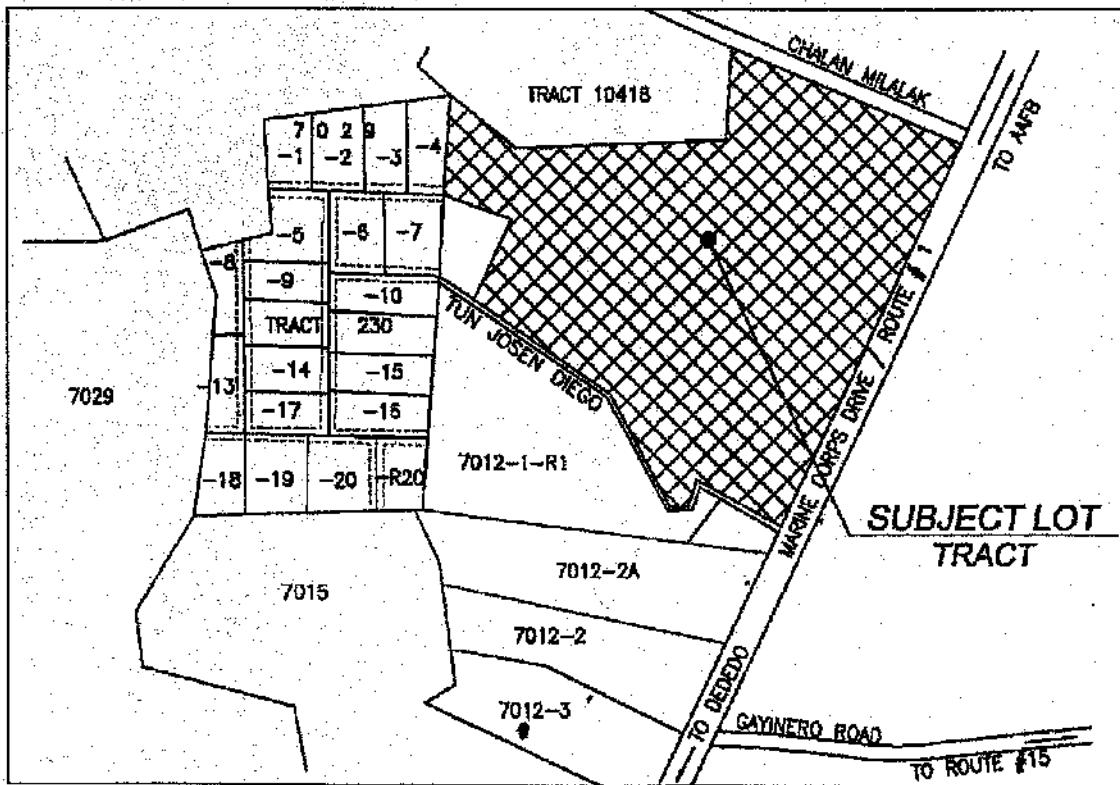
Acceptance Date: 15-March-18

Case Planner: Frank Taitano

**TENTATIVE SUBDIVISION APPLICATION
FOR THE
GUAM LAND USE COMMISSION**

WELLBORN ESTATES

*Lot Nos. 7110-New-New-1, 7110-New-New-2
and 7110-New-New-R2,
Municipality of Yigo*



WELLBORN LLC
March 2018

De Colores 3/15/18
RECEIVED
Land Plan

March 6, 2018

Michael J. B. Borja, Director
Department of Land Management
Dipåttamenton Minanehan Tåno'
C/O Guam Land Use Commission
ITC Building, 7th Floor, Suite 733
590 S. Marine Corps Drive ITC Building
Tamuning Guam 96913

Re: Tentative Subdivision 118 Lots on Lot No. 7110-New-New-1, 7110-New-New-~~RI~~⁶, 7110-New-New-2, Municipality of Yigo, Guam

Hafa Adai:

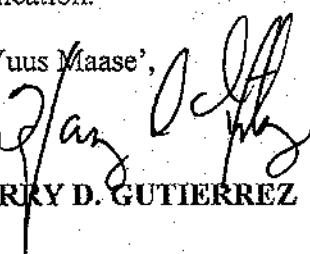
Welborn LLC submits for the Guam Land Use Commission's determination Wellborn Estates, a Tentative Subdivision application embracing one hundred twenty one (121) single family lots and a "C" (Commercial) lot within the municipality of Yigo. The proposed subdivision is located on three existing lots; Lot Nos. 7110-New-New-1, 7110-New-New-2 and 7110-New-New-R2; and, contains a cumulative area of ± thirty-one (31) acres. The site fronts Marine Corp Drive and is split zoned "R2" (Multiple Dwelling) and "C" (Commercial).

The one hundred twenty two (122) lot subdivision is vacant and undeveloped surrounded by urban residential and commercial uses within the proximity.

Wellborn Estates encompasses a fully improved subdivision integrating the necessary amenities to support a successful community and further offers substantial benefits for Guam and Yigo. The project is in reasonable association to the evolutionary progression of the current and future developments in the vicinity.

I look forward to your favorable review of the proposed Wellborn LLC tentative subdivision application.

Si Yuus Maase',


HARRY D. GUTIERREZ



HARRY D. Gutierrez, Consultant

119 Gutierrez Way • Agana Heights, Guam 96932 • Telephone (671) 482-5315 • Facsimile (671) 632-2763

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TENTATIVE SUBDIVISION

TO: Executive Secretary, Guam Land Use Commission
c/o Land Planning Division, Department of Land Management
Government of Guam, P.O. Box 2950, Hagatna, Guam 96932

The undersigned owner(s)/lessee(s) of the following described property hereby requests consideration for a Tentative Subdivision Approval.

1. Information on Applicant:

Name of Applicant: WELLBORN LLC C/O Harry D. Gutierrez U.S. Citizen: Yes No

Mailing Address: 119 Gutierrez Way Agana Heights, Guam 96932

Telephone Nos: Business: 671.482.5315 Fax: 671.632.2763
Cellular: _____

2. Location, Description and Ownership:

Subdivision Name: Wellborn Estates
7110-NEW-NEW-1, 7110-NEW-NEW-2

New Lot Nos.: & 7110-NEW-NEW-R2 Block: N/A Tract: N/A

Lot Area: Acres +31 Cumulative Recorded Area
Square Meters +126,367 Square Feet +1,360,189.1146

Village: Yigo Municipality: Yigo

Registered Owner: Wellborn LLC

Certificate of Title No.: 751487 Recorded Document No.: 2821

3. Current and Proposed Land Use:

Current Use: Undeveloped / Vacant Zoned: "R-2" and "C"

Proposed Use: 121 Lot Single Family Subdivision and
a Commercial Lot (122 Parcels) Proposed Zone: Same

Master Plan Designation: Low Density Residential "North and Central Guam Draft Land Use Plan"

4. In accordance with Guam Code Annotated, 21GCA, Chapter 61, Section 62401, thirty-two (32) sets of Tentative

Subdivision maps, subdivision improvement plans prepared by a registered engineer or surveyor and a statement of intent by subdivider shall be submitted to the Land Planning Division, Department of Land Management. All maps and plans shall be clearly and legibly drafted and to scale on 22" x 29" paper to include:

- a. The tract number as issued by the Guam Chief Planner;
- b. The name and address of the owner(s) of record, the subdivider and the person preparing the map;
- c. Date, north arrow and scale;
- d. A key map of locating the subdivision in relation to surrounding areas;
- e. The exact length and bearing of the exterior boundaries of the subdivision which data shall be referenced to the **"Guam Geodetic Triangulation Control Network"** or such alternative system of triangulation control as the Territorial Surveyor may direct;

TENTATIVE SUBDIVISION

- f. The accurate placement and outline of structures existing on the site;
 - g. The location and names and existing widths of adjacent street rights-of-way;
 - h. The location and dimensions of all known existing easements and reservations;
 - i. The location of existing utilities, sewers, drainage ditches and other drainage facilities location in or adjacent to the proposed subdivision;
 - j. An **Environmental Impact Statement (EIA)** in accordance with E.O. 90-10;
 - k. The lot numbers and boundary lines of all adjacent parcels of land;
 - l. The location, width and direction of flow of all water courses within the subdivision area;
 - m. Topography with contour intervals of two-feet (2') where the ground slope is five percent (5%) or less or contour intervals of five-feet (5') where the ground is more than five percent (5%);
 - n. The location and widths of all existing or proposed streets in the subdivision;
 - o. The approximate lot layout and approximate lot dimensions of each lot; and,
 - p. Areas intended for public use.
5. **The subdivider shall** include a summary of the proposed improvements to be made in the subdivision, the existing zone district applicable to the property, proposed lot uses and, in the absence of zoning, the proposed setback requirement for individual lots.
6. **Improvement plans shall include:**
- a. Street construction plans including, but not limited to grading, street centerline gradients and typical road cross-sections, specifying material and depths;
 - b. Water, sewer, pipe size, routing, gradients, pressure regulation and point of origin; and,
 - c. Drainage plan in full detail showing the methods and facilities for collection and disposal of stormwaters to include capacity of channel to accept additional water.
7. **The subdivider may be required** to submit construction drawings or subdivision work to permit detailed analysis of construction in conformity to Law and Rules and Regulations of the Commission and to facilitate improvement inspections improvements inspections.
8. Additional information required by the Guam Chief Planner: **In addition to providing the required number of hard copies (32 sets) of the application, please provide nine (9) copies of the application in electronic format (i.e., in CD format, etc.).**
9. **Filing Fee:** Ten Dollars (\$10.00) plus One Dollar (\$1.00) per lot; in accordance with the **Guam Code Annotated, 21 GCA, Chapter 62, Section 62202.**
10. In an effort to provide a more effective means by which the municipality's concerns are heard and accommodated to the land according to the land and regulations of real property uses, this land use application must be assessed for the need to the empanelment of a Hybrid Commission pursuant to P.L. 33-219. A Hybrid Commission will be empaneled if this application represents a development cost of more than three million dollars (\$3,000,000.00), exclusive of the cost of the real property as described in this application.

WILL THIS PROJECT COST MORE THAN \$3,000,000.00?

YES NO

Please sign attesting to your answer





(See attachment for more information on Public Laws 33-209 and 33-219, as they affect the process of assessment of this application)

TENTATIVE SUBDIVISION

11. **Required Signatures:** All legal owners/lessees of designated parcels shall sign this form with name(s) typed or handwritten, signed and dated:

"I hereby certify that all information contained in this application and its supplements are true and correct. I also understand that any misrepresentation in this application shall be void the entire submission. Further, that thirty-two (32) sets of the above listed required information is provided."

Date: _____

Owner(s) or Lessee(s)



Harry D. Gutierrez

live (If applicable)

Date: April 15, 2018

THIS FORM SHALL NOT BE MAILED. APPLICANT AND/OR REPRESENTATIVE SHALL SUBMIT IN PERSON, BY APPOINTMENT ONLY, TO THE LAND PLANNING DIVISION, DEPARTMENT OF LAND MANAGEMENT

FOR OFFICIAL USE ONLY

Date Accepted: _____

Accepted by: _____

Filing Fee(s): Paid: (\$ _____ plus \$ _____ per lot): Yes No

Receipt No.: _____

Application No.: _____

1. DLM Tentative Subdivision Application

- a. Representative Affidavit of Authorization
- b. GLUC NOA Tentative Subdivision Renewal (August 30, 2010)
- c. GLUC NOA Tentative Subdivision Approval (August 29, 2008)

AFFIDAVIT OF AUTHORIZATION

WELLBORN LLC, a corporation registered on Guam, with the powers bestowed through this instrument hereby acknowledge the following:

1. That Harry D. Gutierrez, a land use consultant and his authorized assigns are hereinafter referred to as **CONSULTANT**, was retained by our corporation to provide the necessary technical and professional services for a **TENTATIVE SUBDIVISION Application before the Guam Land Use Commission on Lot Nos. 7110-New-New-1, 7110-New-New-2 and 7110-New-New-R2., Municipality of Yigo.**
2. That the **CONSULTANT** are duly authorized and delegated representatives retained to represent this project.
3. That the **CONSULTANT** may conduct themselves accordingly to arbitrate, negotiate, commit, revocate, represent, mitigate, and abate the proposed project through all reviewing instrumentalities involved along the process.

IN TESTIMONY THEREOF, I hereunto affix my signature attesting to my deposition.

Representative
WELLBORN LLC

ACKNOWLEDGEMENT

GUAM

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)ss

CITY OF HAGĀTÑA

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On this _____ day of March, 2018, before me personally appeared _____, known to me as the person whose name is subscribed to this instrument and who acknowledged to me that he executed the same.

IN WITNESS THEREOF, I, a Notary Public, in and for Guam, hereby lay my hand and affix my official seal on the day, month, and year aforementioned above.

NOTARY PUBLIC
IN AND FOR GUAM
MY COMMISSION EXPIRES: _____

Island of Guam - Government of Guam
Department of Land Management Office of the Recorder

File No. _____ Instrument No. _____

811493

10 / 09 / 16 Day Time 3:03

DE-OFFICIO

Recd by No. _____

(Space above for Recordation)

IMPORTANT NOTICE - READ CAREFULLY

"Pursuant to Section 5 of Executive Order 96-26, the applicant must apply for and receive a building or grading permit for the approved GLUC/GSPC project within one (1) year of the date of Recordation of this Notice of Action, otherwise, the approval of the project as granted by the Commission shall expire. This requirement shall not apply for application for Zone Change."**

GUAM LAND USE COMMISSION

Department of Land Management
Government of Guam
P.O. Box 2950
Hagåtña, Guam 96932

NOTICE OF ACTION

August 30, 2010

Date

To: Wellborn, LLC

Application No. 2008-062C

Represented by Jae Ji

Richard Rosario, Rosario & Associates

P.O. Box 1534

Hagåtña, Guam 96932

The Guam Land Use Commission, at its meeting on August 26, 2010.

Approved Disapproved Approved with Conditions

Tabled Accepted

Your request on Lots 7110-NEW-NEW-1; 7110-NEW-NEW-2; 7110-NEW-NEW-R2,
Municipality of Yigo, for an extension of time for an approved Tentative
Subdivision

NOTICE OF ACTION

Yun Ju Chen dba Wellborn, LLC
Represented by Jae Ji, Project Manager
Richard Rosario, Rosario & Associates
Lots 7110-NEW-NEW-1; 7110-NEW-NEW-2; 7110-NEW-NEW-R2,
Municipality of Yigo
GLUC Meeting of August 26, 2010
Page 2 of 4

Application No. 2008-062C

ZONING

- Zone Change***
 Conditional Use
 Zone Variance

[Height [Use
[Density [Other (Specify)
[Setback

SUBDIVISION

- TENTATIVE
 FINAL

XX EXTENSION OF TIME
 PL 28-126, SECTION 1(A)

NOTE ON ZONE CHANGE

***Approval by the Guam Land Use Commission of a **ZONE CHANGE DOES NOT CONSTITUTE FINAL APPROVAL** but rather a recommendation to the Governor for his approval. Applicant shall be notified upon action taken by the Governor. [Reference 21 GCA (Real Property), Chapter 61 (Zoning Law), Section 61634 (Decision by the Commission).]

SEASHORE

- WETLAND PRMIT
 SEASHORE CLEARANCE

HORIZONTAL PROPERTY REGIME

- PRELIMINARY
 FINAL
 SUPPLEMENTARY (SPECIFY)

MISCELLANEOUS

- DETERMINATION OF POLICY AND/OR DEFINITIONS
 OTHER (SPECIFY)

NOTICE OF ACTION

Application No. 2008-062C

Yun Ju Chen dba Wellborn, LLC

Represented by Jae Ji, Project Manager

Richard Rosario, Rosario & Associates

Lots 7110-NEW-NEW-1; 7110-NEW-NEW-2; 7110-NEW-NEW-R2,

Municipality of Yigo

GLUC Meeting of August 26, 2010

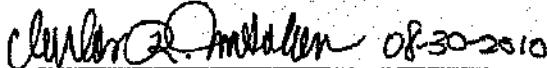
Page 3 of 4

APPLICATION DESCRIPTION: The Applicant, Yun Ju Chen dba Wellborn, LLC, represented by Jae Ji, Project Manager and Richard Rosario, Rosario & Associates, requests for an extension of time for an approved Tentative Subdivision to create One Hundred-Eighteen (118) residential lots on Lots 7110-NEW-NEW-1; 7110-NEW-NEW-2; 7110-NEW-NEW-R2, Split Zone "R-2" and "C" Zone, Municipality of Yigo.

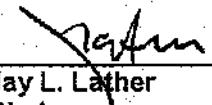
COMMISSION DECISION: The Guam Land Use Commission **APPROVED WITH CONDITIONS** the Extension of Time.

COMMISSION CONDITION(S):

1. This 2nd extension shall be for Twelve (12) months from date of this Commission hearing (Hearing of August 26, 2010); and
2. That Applicant/Subdivider shall continue to adhere to the conditions of approval as cited on the Initial Notice of Action, dated August 29, 2008, filed under Document Number 780034; and
3. That an amendment to the initial Tentative Subdivision to exclude the creation of the "7-Commercial" lots shall be submitted to the Commission at the next available GLUC Meeting.
4. That Applicant carefully read, Understand, and Comply with the Time Limitation condition Noted on the First Page and the Acknowledgment Agreement at the Last Page of the Notice of Action that cites **"Pursuant to Executive Order 96-26, Section 5, Applicant must apply for and receive a building or grading permit for the approved GLUC/GSPC project within one (1) year of the date of Recordation of the Notice of Action, otherwise, the approval of the project as granted by the Commission shall be null and void".**

 08-30-2010Carlos R. Untalan
Guam Chief Planner

Date

Jay L. Lather
Chairman
Guam Land Use Commission 8-31-10

Date

NOTICE OF ACTION

Application No. 2008-062C

Yun Ju Chen dba Wellborn, LLC
Represented by Jae Ji, Project Manager
Richard Rosario, Rosario & Associates
Lots 7110-NEW-NEW-1; 7110-NEW-NEW-2; 7110-NEW-NEW-R2,
Municipality of Yigo
GLUC Meeting of August 26, 2010
Page 4 of 4

CERTIFICATION OF UNDERSTANDING

I/We

(Applicant [Please print name])

Richard F. Rosario

(Representative [Please print name])

Understand that pursuant to Section 5 of Executive Order 96-26, that a building or grading permit must be obtained for the approved GLUC/GSPC project within one (1) year of the date of recordation of this Notice of Action, otherwise, the approval of the project as granted by the Commission shall expire.

The Commission may grant two (2) one-year extensions of the above approval period at the time of initial approval.

This requirement shall not apply for application for a Zone Change***

I/We, further **AGREE** and **ACCEPT** the conditions above as a part of the Notice of Action and further **AGREE TO ANY AND ALL CONDITIONS** made a part of and attached to this Notice of Action as mandated by the approval from the Guam Land Use Commission or from the Guam Seashore Protection Commission.

Signature of Applicant

Date

 9-16-2010

Signature of Representative Date

ONE (1) COPY OF RECORDED NOTICE OF ACTION RECEIVED BY:

Applicant

Date

Representative

Date

ATTACHMENT 3

State of Guam, Government of Guam
Department of Land Management Office of the Recorder

File for Record is Instrument No. 796630

On the Year 09 Month 9 Day 28 Time 1:59
On - Offical

Recording Fee _____ Receipt No. _____

Deputy Recorder: Victoria C. Torres

(Space above for RECORDATION)

"Pursuant to Section 5 of Executive Order 96-26, the applicant must apply for and receive a building or grading permit for the approved GLUC/GSPC project within one (1) year of the date of Recordation of this Notice of Action, otherwise, the approval of the project as granted by the Commission shall expire. This requirement shall not apply for application for Zone Change."

GUAM LAND USE COMMISSION

Department of Land Management
Government of Guam
P.O. Box 2950
Hagåtña, Guam 96932

COPY

NOTICE OF ACTION

September 25, 2009

Date

To: Yun Ju Chen DBA WellBorn, LLC, Inc. Application No. 2008-062B
Represented by Rosario & Associates
And Jae Ji, Project Manager
P.O. Box 1534
Hagåtña, Guam 96932

The Guam Land Use Commission, at its meeting on September 24, 2009

/ Approved / Disapproved

/ Approved with Conditions / Tabled

Your request for an Extension of Time of a Tentative Subdivision, on Lots 7110-NEW-NEW-1; 7110-NEW-NEW-2 and 7110-NEW-NEW-R2 , Municipality of Yigo.

/ Zone Change*** / Subdivision Variance

/ Zone Variance / Tentative Subdivision

[] Height [] Use
[] Density [] Other
[] Setback

/ Conditional Use / Final Subdivision

/ Wetland Permit / Re-Subdivision

/ Determination of Policy Definition / Subdivision Definition

/ Seashore Clearance / Miscellaneous
**EXTENSION OF TIME FOR A
TENTATIVE SUBDIVISION**

***Approval by the Guam Land Use Commission of a Zone change DOES NOT CONSTITUTE FINAL APPROVAL but rather a recommendation to the Governor for his approval. Notification be sent upon action taken by the Governor. [Reference 21 GCA (Real Property), Chapter 61(Zoning Law), Section 61634 (Decision by the Commission).]

NOTICE OF ACTION

Yun Ju Chen DBA WellBorn, LLC, Inc
Represented by Rosario & Associates
And Jae Ji, Project Manager
Lots 7110-NEW-NEW-1, 7110-NEW-NEW-2 and 7110-NEW-NEW-R2
Municipality of Yigo
GLUC Meeting of September 24, 2009
Page 2 of 2

Application No. 2008-082B

APPLICATION DESCRIPTION: The Applicant, Yun Ju Chen dba WellBorn, LLC, represented by Rosario & Associates and Jae Ji, Project Manager, requests for an Extension of Time for an approved Tentative Subdivision on Lots 7110-NEW-NEW-1; 7110-NEW-NEW-2 and 7110-NEW-NEW-R2, to create 118 single-family homes, Municipality of Yigo.

DECISION: The Commission **APPROVED THE EXTENSION OF TIME.**

CONDITIONS:

1. The Extension of Time shall not exceed Twelve (12) Months; and
2. Applicant shall continue to adhere to all requirements and conditions imposed in the Initial Notice of Action (NOA dated August 29, 2009, Document No. 780034).

Carlos R. Untalan 09-25-09

Carlos R. Untalan
Guam Chief Planner

DATE

Jay L. Tather

Jay L. Tather
Chairman
Guam Land Use Commission

9-28-09
DATE

Case Planner: Marvin Q. Aguilar
Attachment(s): ARC Distribution List
Cc: Building Permits Section, DPW (Attn: Mr. Jesus Ninete)

CERTIFICATION OF UNDERSTANDING

I/We, *Jae S. Ji*
(Applicant [Please print name]) (Representative [Please print name])

Understand that pursuant to Section 5 of Executive Order 88-26, the applicant must apply for and receive a building or grading permit for the approved GLUC/GSPC project within one (1) year of the date of recordation of this Notice of Action, otherwise, the approval of the project as granted by the Commission shall expire. This requirement shall not apply for application for Zone Change. The Commission may grant two (2) one-year extensions of the above approval period at the time of initial approval.

I/We, further agree and accept the conditions above as a part of the Notice of Action and further agree to any and all conditions made a part of and attached to this Notice of Action as mandated by the approval of the Guam Land Use Commission/Guam Seashore Protection Commission.

Signature of Applicant

DATE

Signature of Representative

DATE

[Signature]

SEPT 24 2009

ONE (1) COPY OF RECORDED NOTICE OF ACTION RECEIVED BY

Applicant

DATE

Representative

DATE

[Signature]

OCT 07 2009

ATTACHMENT 2

Letter of Intent or Joint Recommendation of the Commissions

780034

8 (0) 81
80-000000

Recording Date: _____ Receipt Date: _____

Deputy Recorder: _____

(Space above for Recordation)

"Pursuant to Section 5 of Executive Order 96-26, the applicant must apply for and receive a building or grading permit for the approved GLUC/GSPC project within one (1) year of the date of Recordation of this Notice of Action, otherwise, the approval of the project as granted by the Commission shall expire. This requirement shall not apply for application for Zone Change."

GUAM LAND USE COMMISSION

Department of Land Management
Government of Guam
P.O. Box 2950
Hagåtña, Guam 96932

COPY

NOTICE OF ACTION

August 29, 2008

Date

To: Yun Ju Chen dba Wellborn LLC
Represented by Richard Rosario & Associates
P.O. Box 1534
Hagåtña, Guam 96932

Application No. 2008-062

The Guam Land Use Commission, at its meeting on August 28, 2008,

Approved Disapproved

XXX / Approved with Conditions Tabled

Your Request for approval of a Tentative Subdivision to create 118 single-family residential lots, park areas and seven (7) one (1) acre lots on Lots 7110-NEW-NEW; Lot 7110-NEW-NEW-2; and Lot 7110-NEW-NEW-R2, zoned "R-2" and "C", located in the Municipality of Yigo

Zone Change*** Subdivision Variance

Zone Variance Tentative Subdivision

- [] Height [] Use
[] Density [] Other
[] Setback

Conditional Use Final Subdivision

Wetland Permit Re-Subdivision

Determination of Policy Definition Subdivision Definition

Seashore Clearance Miscellaneous

***Approval by the Guam Land Use Commission of a Zone change DOES NOT CONSTITUTE FINAL APPROVAL but rather a recommendation to the Governor for his approval. Notification be sent upon action taken by the Governor. [Reference 21 GCA (Real Property), Chapter 61 (Zoning Law), Section 61634 (Decision by the Commission).]

NOTICE OF ACTION

Application No. 2008-062

Yun Ju Chen dba Wellborn LLC

Represented by Richard Rosario & Associates

Ref: Basic Lots 7110-NEW-NEW; 7110-NEW-NEW-2; 7110-NEW-NEW-R2, Municipality of Yigo

GLUC Meeting of August 28, 2008

Page 2 of 5

APPLICATION DESCRIPTION: Yun Ju Chen dba Well Born LLC, represented by Richard Rosario & Associates, requests approval of a Tentative Subdivision to create 118 Single-Family Residential Lots; numerous park areas; and seven (7) one (1) acre lots with full improvements on Lots 7110-NEW-NEW; Lot 7110-NEW-NEW-2; Lot 7110-NEW-NEW-R2, zone "R-2" Multi-Family Dwelling and "C" Commercial, Municipality of Yigo.

GUAM LAND USE COMMISSION ACTION:

The Guam Land Use Commission APPROVED the application WITH THE FOLLOWING CONDITIONS:

Y/N Submit a consolidation survey map to the Department of Land Management; and obtain a Tract Number; and

2. Sever the portion of the subject lot for the Right-of-Way which will be part of Tun Jose Diego Street; and
3. The Subdivision shall not be gated; and
4. Provide a minimum of 2-vehicle parking on each created residential lots; and
5. Comply with all Application Review Committee conditions and requirements as noted below:

A. **GUAM WATER WORKS AUTHORITY:** GWA provides conditional approval; however, such approval does not constitute a guarantee that water and wastewater service is immediately available to the subject lots. Any extension of the water and wastewater systems and/or capacity upgrades required to serve the property shall be subject to the rules and regulations of GWA and shall be at the expense of the developer.

1. Design calculations shall include a fixture count summary for evaluation and determination of most appropriate meter size. Water services point of connection, connection details, water service line and meter size must be illustrated in the drawings and approved by GWA. If water meter size required for fire flow requirements cannot register efficiently under average daily flows, then a separate fire flow line shall be provided.
2. The project detail design shall include an evaluation of fire flow requirements and system capacity to provide fire flows. GWA conditional approval does not constitute a guarantee that the system is adequate to provide fire protection at the site.
3. The volume of average and peak sewage should be higher than that described on the proposal. It is likely that the GWA sewer line along Marine Corps Drive will need to be upgraded to accept this development. Sewer lines serving the units shall be 6-inches after the government cleanouts.
4. Plans and specifications must be submitted for review and approval of GWA prior to construction. Submittals shall include water and sewer design calculations and complete drawings and specifications. GWA recommends that project consultants coordinate development of utility plans with GWA well in advance of building permit submittal. Final submittal shall include electronic and paper copies of plans.
5. Contractor and/or owner shall provide GWA with a one-year warranty on all utility work prior to GWA acceptance.

NOTICE OF ACTION

Application No. 2008-062

Yun Ju Chen dba Wellborn LLC

Represented by Richard Rosario & Associates

Ref: Basic Lots 7110-NEW-NEW; 7110-NEW-NEW-2; 7110-NEW-NEW-R2 , Municipality of Yigo

GLUC Meeting of August 28, 2008

Page 3 of 5

GUAM WATER WORKS AUTHORITY cont'd:

6. Regarding the zone change, GWA notes that increases in density can impact the availability of infrastructure for future projects as infrastructure plans are generally based upon existing zoning and do not anticipate changes that increase that density.

The applicant is put on notice that water and sewer development charges may be applicable based on its submittals of the final development plans. GWA Position Statement shall remain valid for 365 days from June 27, 2008.

B. GUAM POWER AUTHORITY:

1. GPA has no objection however customer is required to comply with the following pursuant to the national Electric Safety Code and GPA's Service Rules and Regulations:
2. Coordinate overhead/underground power requirements with GPA Engineering for new structures.
3. Maintain minimum clearances as defined by the current edition for the National Electrical Safety Code.
4. Maintain adequate clearance between any structures and electric utility easements in accordance with NESC and GPA requirements.
5. Developer/owners will provide necessary electric utility easements to GPA prior to conveying lots within the subdivision. Failure to do so may prevent electrical service to subdivision.
6. Provide scheduling and magnitude of project power demand requirements for new load.
7. All relocation costs for GPA's facilities, if necessary, are 100% chargeable to the applicant including but not limited to labor and materials.
8. Primary distribution line extensions and GPA service connections must adhere to the guidelines outlined in the current issue of GPA's Service Rules and Regulations.
9. A "fair share" assessment for owner generation, transmission and/or substation facilities may be required.

GPA reserves its rights to the 50-foot Transmission Line Easement recorded in the Department of Land Management under Document No. 630, Civil Case No. 3-49. No permanent structure is permitted within said easement.

C. DEPARTMENT OF PARKS AND RECREATION: DPR recommends approval with the following conditions:

1. The applicant is required to provide an archaeological survey of the area.
2. The applicant shall construct the "recreational park, landscape area and bus station" adjacent to Chalan Milak, and a playground adjacent to Tun Josep Diego, as proposed, with concurrence by the DPR, DPW, and the Yigo Mayor's Office.
3. Any impact, issues, or requirements regarding public access and traditional rights-of-ways caused by subject undertaking shall require the applicant and contractor to comply with Chapter 65 (public access) and Chapter 62 (public rights of way), 21 GCA, in consultation with DLM, DPW, and DPR.

NOTICE OF ACTION

Application No. 2008-062

Yun Ju Chen dba Wellborn LLC
Represented by Richard Rosario & Associates
Ref: Basic Lots 7110-NEW-NEW; 7110-NEW-NEW-2; 7110-NEW-NEW-R2, Municipality of Yigo
GLUC Meeting of August 28, 2008
Page 4 of 6

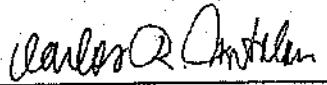
DEPARTMENT OF PARKS AND RECREATION cont'd:

4. The project site shall be accessible to authorized staff of the Guam Historic Preservation Office at all times during construction activities.

Any violation of the requirements and conditions aforementioned may constitute as grounds for suspension of our approval, and the issuance of an "Cease Work Order" against the entire project, in accordance with Section 76511, Article 5, Chapter 76, 21 GCA.

D. BUREAU OF STATISTICS AND PLANS: BSP has no objections provided the applicant(s) adhere to the following conditions:

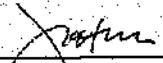
1. Public hearing should be conducted to obtain public input and sentiment of the residents potentially impacted by the proposed development. (*Note: The Commission did not require that this Condition be adhered to.*)
2. The proposed road network must be acceptable to DPW to ensure that the applicant is in conformance with the right of way requirements. Furthermore, the applicant must work with DPW to ensure that they have adequate egress/ingress for the safety of the residents coming from either direction of Chalan Milalak into the proposed subdivision.
3. The applicant must work with the GFD to ensure that the access to the subject development is sufficient and acceptable for emergency vehicles in the event of fire or an emergency.
4. To help reduce storm water runoff and erosion, the applicant must institute best management practices such as minimizing unnecessary clearing and grading, phase construction to limit soil exposure, install perimeter controls to filter sediments and provide temporary and/or permanent soil stabilization during the clearing and grading and construction stage. Concepts and ideas from the GEPA's Storm Water Management Manual should be the basis for storm water and erosion management issues. Furthermore, a landscaping plan must be strictly adhered to, in order to provide a buffer between the proposed development and other establishments and properties, as well as for aesthetic purposes. The landscaping plan must be submitted, reviewed and approved by the Guam Chief Planner, and installation of plants must be in place prior to the issuance of an Occupancy permit.
5. The applicant must coordinate with the Guam WaterWorks Authority to ensure the availability and feasibility of sewer connection and water hookup.
6. No future changes to the proposal are allowed, unless GLUC approval of these specific change(s) is first obtained.


Carlos R. Untalan

Carlos R. Untalan
Acting Guam Chief Planner

Date

08-29-08


Jay L. Lather
Chairman

Date

8-29-08
Guam Land Use Commission

Case Planner: Cari Untalan
Attachment(s): ARC Distribution List
Cc: Building Permits Section, DPW (Attn: Mr. Jesus Ninele)

NOTICE OF ACTION

Yun Ju-Chen dba Wellborn LLC

Represented by Richard Rosario & Associates

Ref: Basic Lots 7110-NEW-NEW; 7110-NEW-NEW-2; 7110-NEW-NEW-R2, Municipality of Yigo

GLUC Meeting of August 28, 2008

Page 5 of 5

CERTIFICATION OF UNDERSTANDING

I/We Jas S. J.

(Applicant [Please print name])

Richard F. Rosario

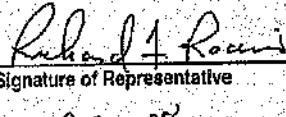
(Representative [Please print name])

Understand that pursuant to Section 5 of Executive Order 96-26, the applicant must apply for and receive a building or grading permit for the approved GLUC/GSPC project within one (1) year of the date of recordation of this Notice of Action, otherwise, the approval of the project as granted by the Commission shall expire. This requirement shall not apply for application for Zone Change. The Commission may grant two (2) one-year extensions of the above approval period at the time of initial approval.

I/We, further agree and accept the conditions above as a part of the Notice of Action and further agree to any and all conditions made a part of and attached to this Notice of Action as mandated by the approval of the Guam Land Use Commission/Guam Seashore Protection Commission.


Signature of Applicant

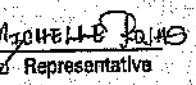
DATE: 09.30.08


Signature of Representative

DATE: 9-30-08

ONE (1) COPY OF RECORDED NOTICE OF ACTION RECEIVED BY:


 Applicant

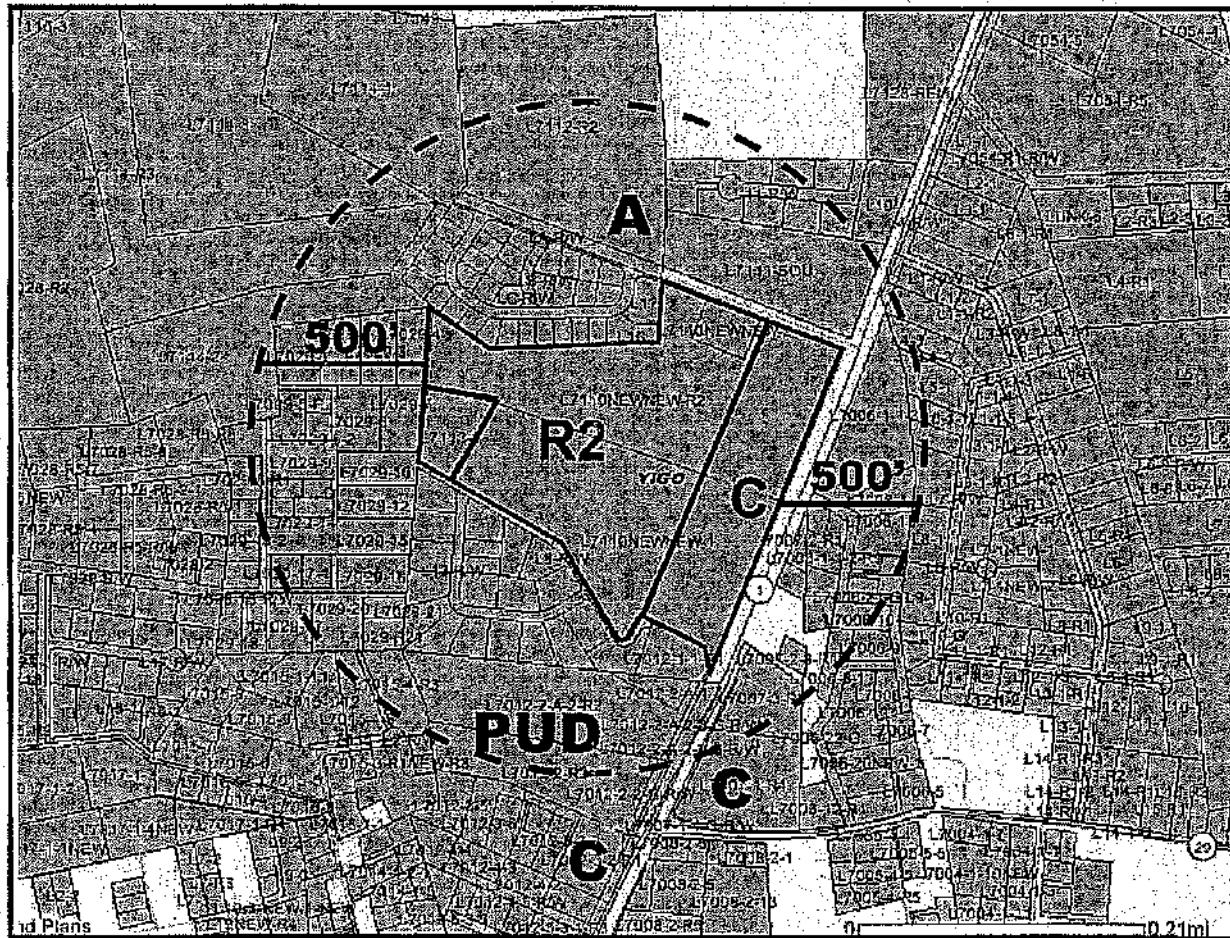

 Representative

01 October 08

DATE

2. Vicinity Radius Maps

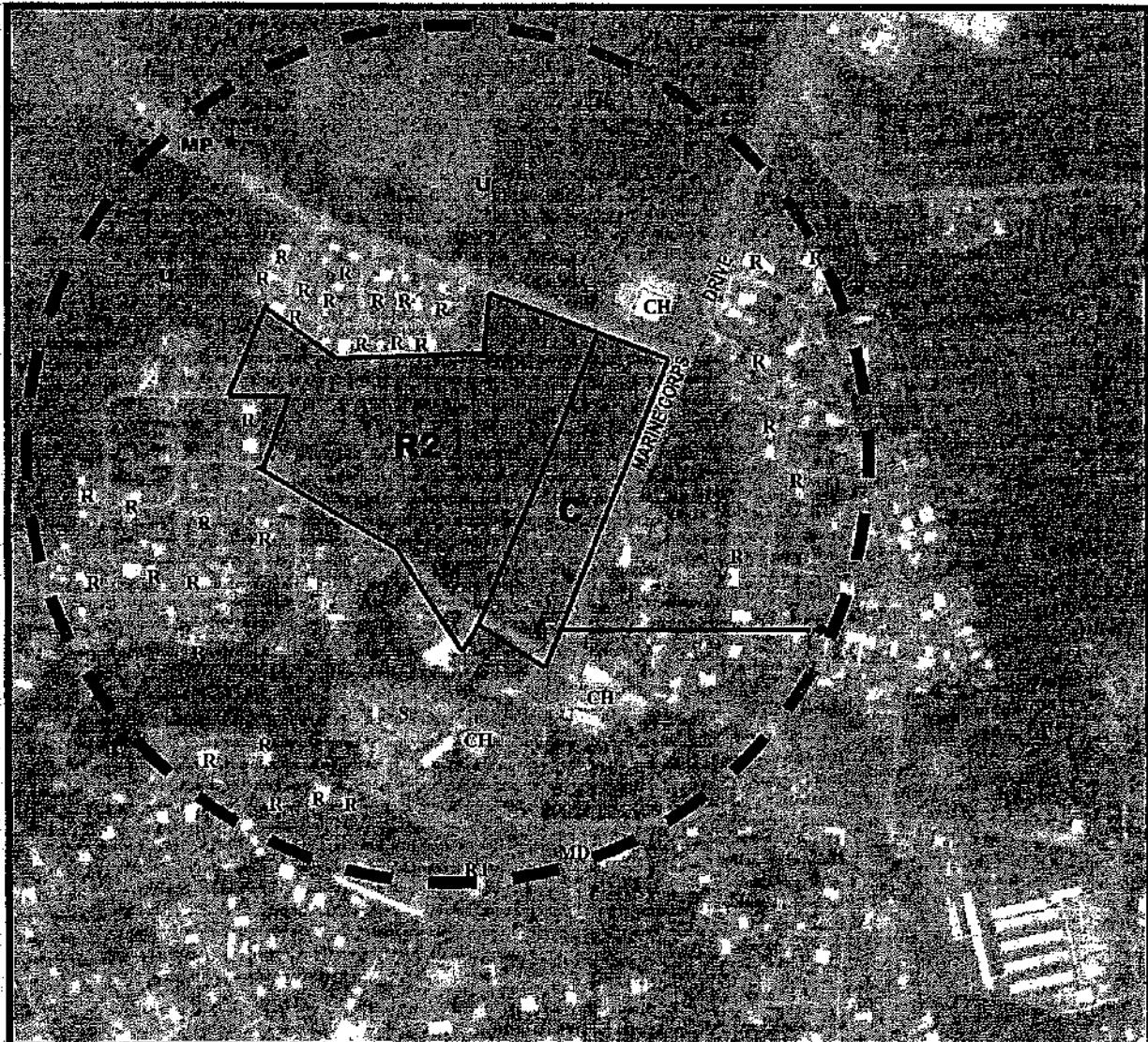
- a. 500' Radius Vicinity Map of Property Owners
- b. 750' Radius Land Use
- c. 1,000' Radius Existing Land Use



VICINITY MAP
PROPERTY LAND OWNERS
WITHIN 500' RADIUS

EXISTING LAND USE—500' RADIUS

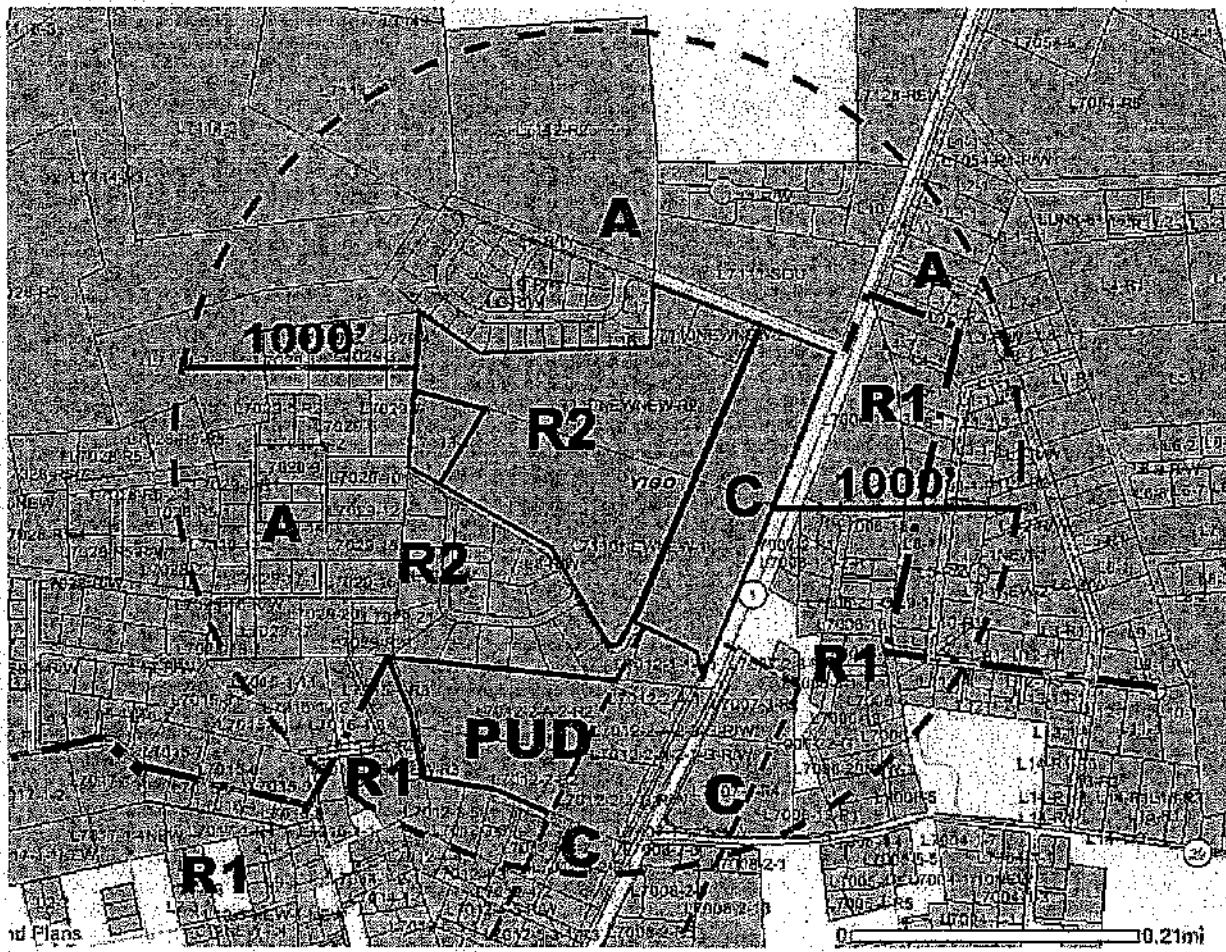
- PUD PLANNED UNIT DEVELOPMENT
C COMMERCIAL
R1 SINGLE-FAMILY DWELLING ZONE
A AGRICULTURE



EXISTING LAND USE PROPERTY LAND OWNERS WITHIN 750' RADIUS

EXISTING LAND USE—750' RADIUS

- R Single-Family Dwelling
- M Multi-Family Dwelling
- A Agriculture
- RT Retail
- CH Church
- S School
- MP Memorial Park
- U Undeveloped Land



VICINITY MAP
PROPERTY LAND OWNERS
WITHIN 1000' RADIUS

EXISTING LAND USE - 1000' RADIUS

PUD Planned Unit Development
C Commercial
R1 One - Family Dwelling Zone
A Agricultural Zone

3. Project Assessment

- a. Single Phase – Three Increment Development
- b. Statement of Ownership and Zoning Verification
- c. DLM Zone Verification Letter (September 5, 2006)
- d. Properties Retracement Survey Sketch PLS 60
- e. Parceling Survey Map RLS23

**PROJECT ASSESSMENT
WELLBORN ESTATE
MUNICIPALITY OF YIGO**

I. STATEMENT OF INTENT AND PURPOSE

Wellborn Estates (Wellborn LLC), proposes to develop a fully improved residential community located on three existing lots; Lot Nos. 7110-New-New-1, 7110-New-New-2 and 7110-New-New-R2; Municipality of Yigo. This tentative subdivision application is submitted for the review of the Guam Land Use Commission.

The request is in compliance to Chapter 62, Title 21 et sequel, "Subdivision Law", Government Code Annotated.

Harry S. Gutierrez was retained to provide the necessary technical assistance on reporting the development and planning schemes of the proposed Wellborn Estates Subdivision.



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II. PROPERTY DESCRIPTION AND LOCATION

A. Project Location. The proposed Wellborn Estates subdivision consist lots 7110-NEW-NEW-1, 7110-NEW-NEW-2 and 7110-NEW-NEW-R2 within the Municipality of Yigo. It has a combined acreage of ± 31 acres or $\pm 126,367$ square meters.

WELLBORN ESTATES PROJECT PARCELS FOR SUBDIVISION			
SEQ.	LOT NO.	COMPUTATED AREA (sm)	RECORDED AREA (sm)
1	7110-New-New-1	59,988	60,000
2	7110-New-New-2	3,716	3,716
3	7110-New-New-R2	62,684	62,651
Total Area:		126,388	126,367

Figure 1. Parcels embracing the proposed Wellborn Estates Subdivision.

The project's western boundary is contiguous to Springfield Subdivision while the entire eastern boundary spans the length of Marine Corp Drive. The southeast portion of the project is directly across Our Lady of Lourdes Catholic Church along Marine Corp Drive.

B. Land Uses within the Vicinity. Land uses in the immediate vicinity range from vacant/undeveloped parcels, denominational churches, single-family residential uses, a school, commercial uses and the GPA power generation/ Yigo substation. The site fronts Marine Corp Drive and is bounded to the north by Milalak Drive and Tun Josen Diego Road to the south. It is contiguous to Springhill Subdivision along the western boundary and south of the Church of Jesus Christ of Latter Day Saints across Milalak Drive.



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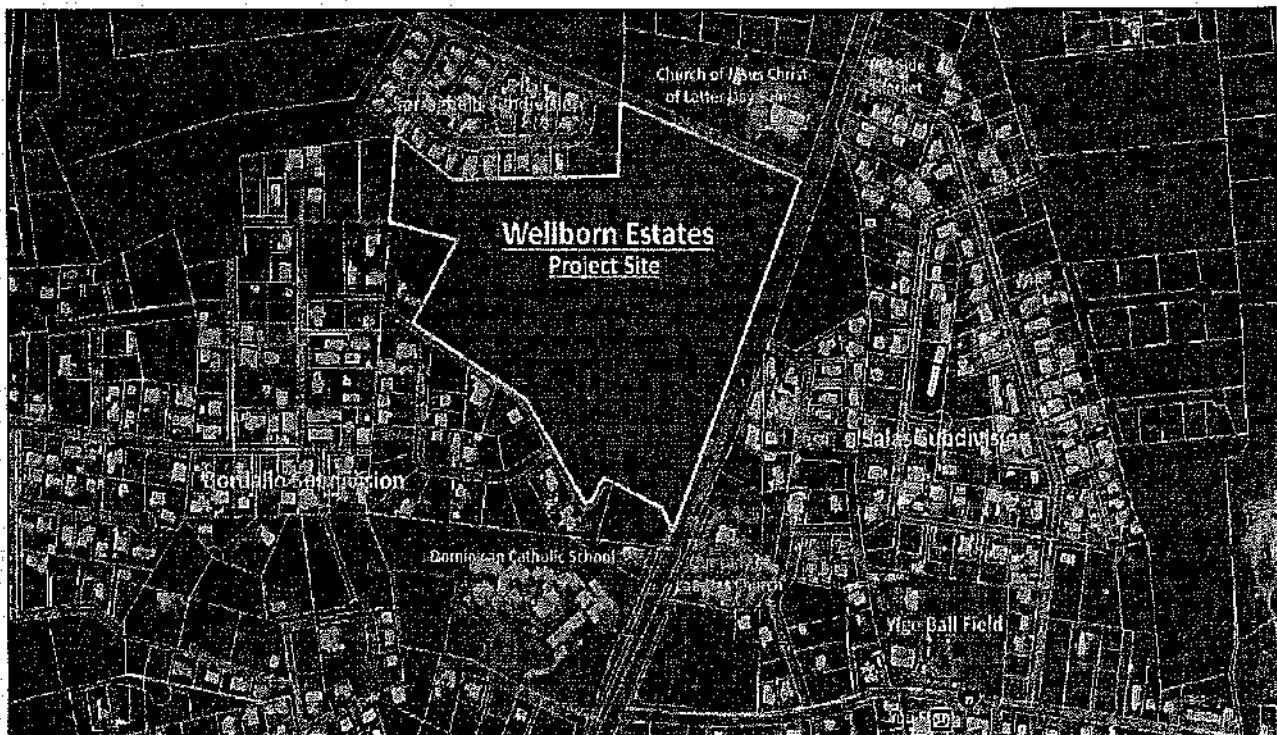


Figure 2. Wellborn Estates project site vicinity embraces single family, multi-family, commercial, school and multi-denominational churches.

C. Existing Site Condition. Lot No. 7110-New-New-1 (Estate No. 21292), 7110-New-New-R2 (Estate No. 70329), and 7110-New-New-2 (Estate No. 70328) are presently undeveloped and no permanent or temporary structure are located within the property boundaries.

The parcel contains primarily secondary growth vegetation which would be categorized as disturbed vegetation. Most of the property has been cleared over several different occasions. Westward side of the property was cleared partially during Spring Hills Phase I development and the Marine Corps Drive side during the widening of Marine Corp Drive.



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Figure 3. The site is currently vacant and undeveloped.

D. Zoning. Wellborn LLC, the owner of the project, proposes to subdivide one hundred twenty one (121) single family lots and a "C" (Commercial) lot establishing the context of the proposed project within Yigo. The proposed subdivision is dual zoned. Over 75% of the entire site is predominately zoned "R2" (Multiple Dwelling) while the remaining area fronting Marine Corp Drive is "C" (Commercial). The commercially zoned area is setback two hundred (200) feet along Marine Corp Drive. The original lots have been rezoned multiple times.



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The split zone designation (reference attached Map No. 038FY78 as recorded within the Department of Land Management) in accordance with Public Law 22-97 is described within "Figure 2" below.

Zoning Designation of Project Parcels	
Lot Description	Zoning
Lot 7110-New-New-1	Dual Zone - Front portion of the lot is "C" (Commercial) and the Rear Portion is "R2" (Multi Family Dwelling).
Lot 7110-New-New-R2	Dual Zone - Front portion of the lot is "C" (Commercial) and the Rear Portion is "R2" (Multi Family Dwelling).
Lot 7110-New-New-2	"R2" (Multi Family Dwelling).

Figure 4. Zoning of parcels comprising the Wellborn Estates subdivision. Referenced on Figure 3 prepared by RLS 60.

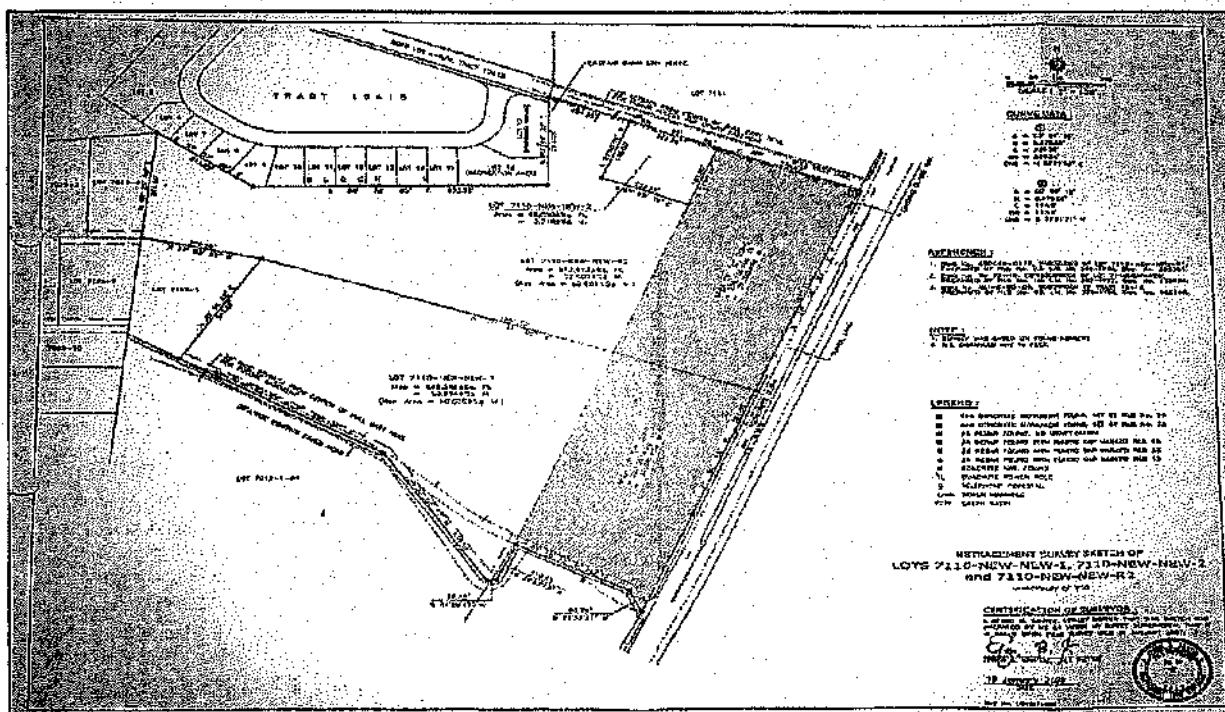


Figure 5. Retracement sketch delineating the commercially zoned area established by DLM drawing 038FY78.



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A retracement survey sketch prepared by Efren B. Santos, PLS No.60 on January 19, 2006 delineates the "C" (Commercial) area within the "R-2" (Multi Family) zoned parcels. The commercially zoned area has a one thousand thirty one (1,031) feet frontage along Marine Corp Drive.

E. Prior Land Use Approvals. Public Law 22-97 zoned change the properties embracing the proposed development resulting in the present dual zoned makeup of the site. The current project proposes the subdivision of one hundred twenty one (121) single family lots and a single "C" (Commercial).

The current project is an evolution of a tentative subdivision approved by the Guam Land Use Commission (GLUC) on September 25, 2009. The approved tentative subdivision was renewed again by the GLUC on August 30, 2010. The time period's economic conditions in addition to the lack of available skilled laborers exacerbated by the U.S. Department of State's H-2B moratorium prevented the developer in meeting the time schedule necessary to mobilize forward on the development of the approved subdivision. The delays and Guam's waning economic conditions influenced the developer to reformulate the focus of the subdivision towards a broader market base of consumers. The original subdivision was redesigned for an efficient cut and fill balance of the project's final. The Wellborn Estate subdivision is a new plan and layout with similar synonymous traffic, water, sewer and electrical impacts as the prior approved plan.

III. DEVELOPMENT DESCRIPTION

The tentative subdivision master planned scheme has taken into consideration the physical constraints of the area which include local infrastructural hardship on sewer and water load bearings (refer to preliminary engineering calculations), and the location of improvements relating to the conditions of the adjacent area. These developmental constraints have been addressed by the



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project. Expansions and improvements to lacking and present physical infrastructure have been carefully scrutinized. It is inevitable that residential development will continue to occur beyond the boundary of the proposed Wellborn Estates subdivision. The type and quality of development is influenced by the local government's determination towards assuring land use consistency for the area. The proposed development is integrated and will realize appropriate infrastructural accommodations sufficient to accommodate and support its needs.

A. Density. The project embracing the area for the proposed Wellborn Estates Subdivision occupies an area of one million three hundred thirty three thousand eight hundred eighty two ($\pm 1,333,882$) square feet. Using the density formula for single-family R-1 uses (5,000 sq. ft./dwelling unit), the optimum density is two hundred sixty seven (267) single detached dwelling units. Comparatively, provided that a conditional use is applied to the commercially zoned area, a maximum of one thousand sixty seven (1,067) multi-family dwellings may be situated on the parcel. The proposed Wellborn Estates masterplan proposes 121 single family lots. The density proposed encompasses only 45.32% of the allowable single family units. Figure 6 reflects an analysis of the maximum density of units allowed on the project site.

DENSITY COMPUTATION					
SEQ.	LOT NO.	COMPUTATED AREA (sm)	COMPUTATED AREA (sf)	Single Family Use Units With Sewer	Multi Family Use Units With Sewer
1	7110-New-New-R2=NEW	123,923	1,333,882	267	1,067
2	Multi-Family Zoned Area	98,513	1,060,374	212	848
3	Commercial Zoned Area	25,410	273,508	55	219
Maximum Units		123,923	1,333,882	267	1,067

Figure 6. Comparative density use for the site maximized for single or multi family activities.

B. Height. Proposed housing design of the Wellborn Estates subdivision has yet to be finalized. The housing design will not exceed the permitted height limitations established by



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the Zoning Code. The maximum height for single family detached structures is 3 stories not exceeding 30 feet in height.

C. Setback. Setback requirements within the Wellborn Estates subdivision will comply to the single family use designation at 15 feet front yard, 8 feet side yards, and 10 feet at the rear yard. All proposed structures within the development will comply to the minimum setback requirements of the zone.

D. Easements and Roads. Milalak Drive and Tun Josen Diego Road are forty (40) feet wide easements that will provide ingress and egress of the Wellborn Subdivision to Marine Corp Drive at the southern and northern area of the subdivision. The major collector roads at each intersecting vicinity are sixty (60) feet wide while the secondary circulation roads within the subdivision is forty (40) feet wide. An eighty (80) feet wide jog at the entrance to project site is situated along Milalak Drive. Nomenclature of all roads within the subdivision will be coordinated with the Yigo Mayor and submitted to the Department of Public Works

E. Infrastructure. Full improvements will be provided throughout the Wellborn Estates Subdivision. Easements within the development will have curb, gutter and sidewalks. Catchment facilities for storm water runoff are maintained on site through grass swales within permeable areas of the subdivision. All roads will be have curb and gutters that will convey storm runoff to a storm drainage system onto an on site ponding basin.

Electrical laterals are all located underground. Infrastructure improvements for cable and telephone lines will be also be provided by this method.

F. Sewer. The Wellborn Estates Subdivision will be adequately serviced through a centralized public sewage system. Sewage within the development will be conveyed through conventional eight (8) inch gravity line to Marine Corp Drive at the two corresponding easements servicing the project.

G. Water Requirements. The Wellborn Estates Subdivision will be integrally serviced through the existing public water system. An six (6) inch waterline lateral will connect directly to the 12 inch main on Marine Corp Drive. Primary water laterals within the subdivision will be a combination of eight (8), six (6) and four (4) inch water main laterals.



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H. Power and Communications. Presently there is a 13.8 kv three phase line running towards Springfield Subdivision along Milalak Drive. It is anticipated that electricity may be drawn from this line to service the project. The lines are under the management of the Guam Power Authority. Underground cable and telephone lines are available along Milalak Drive.

I. Recreational Facilities. Seven (7) recreational areas are located within the proposed Wellborn Estates Subdivision. A playground area in addition to six (6) recreational green areas will serve as an integrated exercise course within the project.

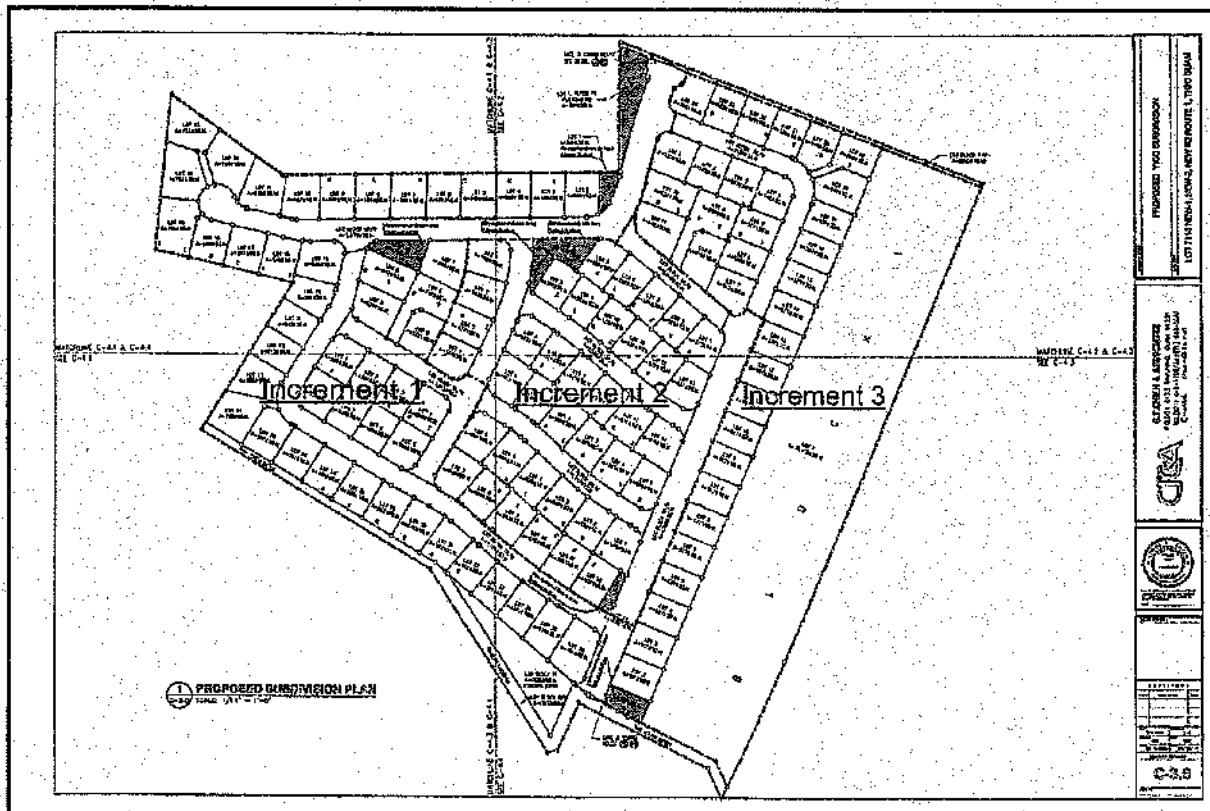


Figure 7. Recreational opportunities are located at seven areas within the subdivision.



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IV. SUBDIVISION DEVELOPMENT SCHEME

Wellborn LLC, the owner of the project, proposes to subdivide one hundred twenty one (121) new single family use lots within the multi family (R2) zoned area of Wellborn Estates. A single commercial lot located on the commercial (C) zoned area of the project is part of the subdivision. The project embraces three lots (see Figure 1) that will be consolidated and subdivided severing all setback easement reservations making up the total easement width of Tun Josen Diego Road and Milalak Drive. A total area of two thousand four hundred sixty seven (+2,467) square meters of setback reservations will be dedicated to the government of Guam and permanently become a part of those public and utility easements. A breakdown is provided within Figure 8.

CONSOLIDATION OF LOTS TO CREATE WELLBORN ESTATES TRACT SUBDIVISION		
SEQ.	LOT NO.	COMPUTATED AREA (sm)
1	7110-New-New-R2-NEW (Wellborn Estates Tract designation for tentative subdivision)	123,923
2	7110-New-New-R2-R/W (Setback reservation of Milalak Drive.)	432
3	7110-New-New-I-R/W (Setback reservation of Tun Josen Diego Road)	2,033
Total Area:		126,388

Figure 8. The original lots reflected within Figure 1 supra, will be consolidated and re-subdivided prior to the Tract designation assigned for the Wellborn Estates project.

The proposed subdivision has been designed to maximize site sensitivity and compatibility to the surrounding character of development within the area. The residential component of the project will consist of lots generally between five thousand (5,000) and seven thousand (7,000) square feet in area. The subdivision will be built in three increments in one single phase. The construction of all subdivision improvements will be completed during the single phase. Home designs for the project are still under consideration using the best and practical building system available matching the



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available skilled manpower present on Guam

In many similar projects throughout Guam, the most successful subdivisions provide an integration of recreational and infrastructural amenities capable of sustaining a higher degree of qualitative lifestyles. These elements include adequate light/air characteristics and infrastructural accommodations. Properly designed, the Wellborn Estates Subdivision will also dramatically improve the appearance of the general area and provide a number of needed infrastructural improvements that are lacking within the adjacent properties.

A. Subdivision Permits, Clearances and Development. It is expected that the completion of all subdivisional improvements will exceed twelve (12) months. Upon favorable action by the GLUC it is anticipated that the finalization of the tentative map, engineering designs, grading permit and building permit will occupy six (6) months after the release of GLUC's Notice of Action (NOA). It will take another month to finalize contracts and mobilize construction prior to any real activities on the site. Because of the size of the project, the developer requests the GLUC to conditionally begin the twelve (12) month tentative subdivision time clock six months after the issuance of the NOA.

B. Single Phase Three (3) Increment Subdivision Improvement Construction. The proposed subdivision is a large undertaking. Balancing the availability of skilled manpower and the dynamics towards securing the necessary building, grading and miscellaneous clearance permits; and, the requirement to complete the project within a statutory time requirement has compelled the developer to approach the project systemically. The approach is to complete Increment One (1), obtain government permitting agency acceptance; and, secure a performance bond on Increments Two (2) and Three (3) enabling the developer to submit a "Final Subdivision" application to the GLUC.



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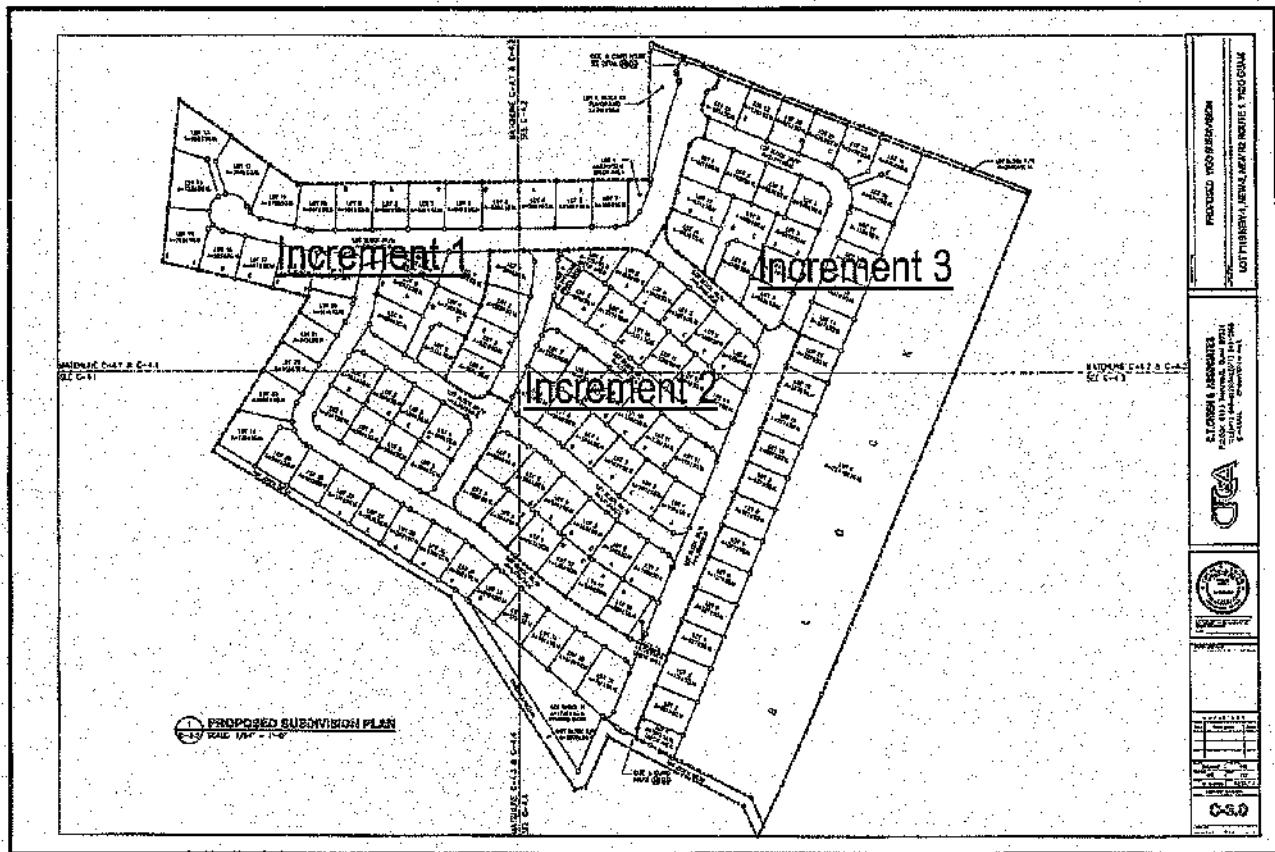


Figure 9. The Wellborn Subdivision will be constructed in one phase but prioritized in three increments.

1. **Increment One Development Profile.** The priority is to complete Increment One (1) embracing the subdivisional improvements necessary to support the other increments of the Wellborn Estate Subdivision. This is necessary in meeting the time limitations statutorily imposed for the completion of the project within a 12 month period in addition to a tentative subdivision extension that spans the same period of time. The developer will seek government acceptance of this increment. Forty Seven (47) single family lots, a ponding basin, primary collector roads, secondary roads, security gates, off-site infrastructural lateral improvements, off-site Milalak Drive and Tun Josen Diego Road improvements, a playground and two (2) recreational area fitness stations are earmarked within this increment. Increment One (1) is described infra.



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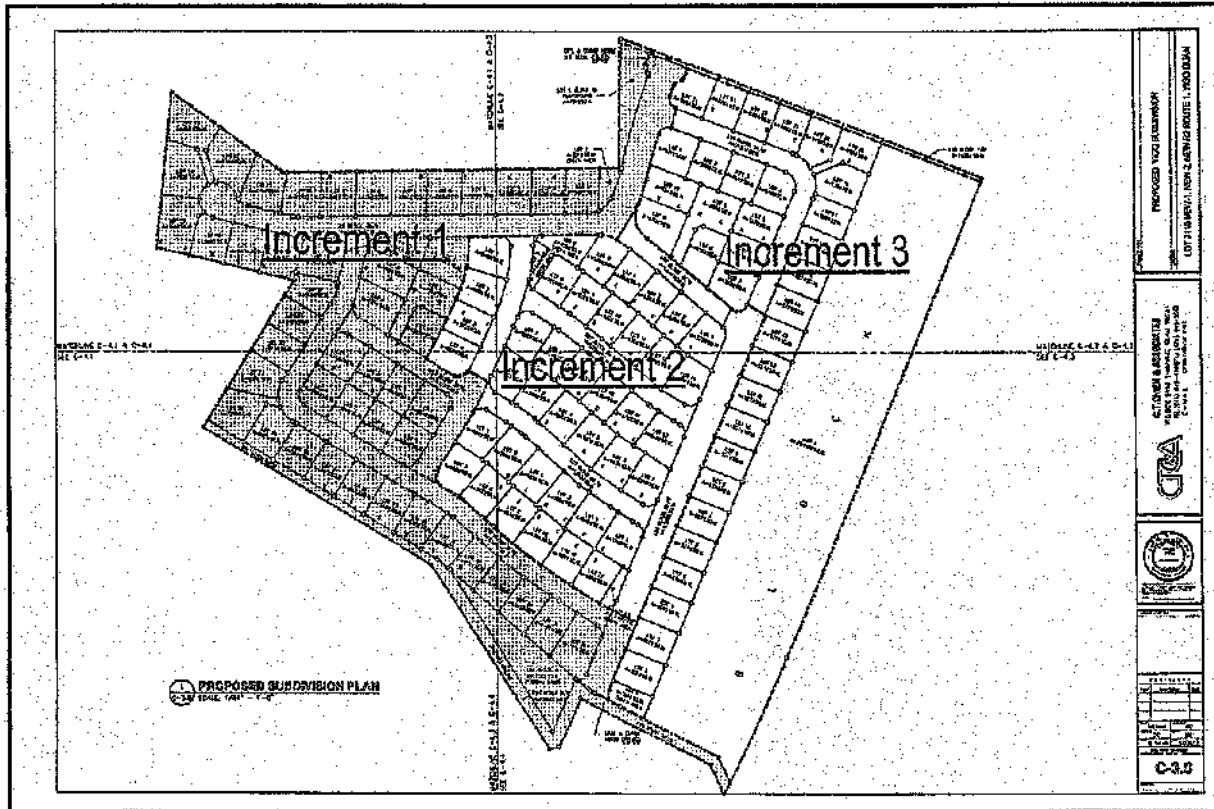


Figure 10. Increment One contains all subdivisional improvements necessary to sustain the improvements of Increment 2 and Increment 3. Offsite improvements along Tun Josen Diego Road and Milalak Drive will be accomplished in this increment.



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Figure 11. Listing of Increment One improvements and subdivisional supporting infrastructure.

Subdivisional Partitioning (Increments)				
Increment One				
SEQ.	LOT NO.	BLOCK	AREA	USE
1	Lot Block 2R/W (portion)	Block 2	732 sm	Right of Way
2	Lot 1	Block 7	559 sm	Residential
3	Lot 2	Block 7	504 sm	Residential
4	Lot 3	Block 7	504 sm	Residential
5	Lot 4	Block 7	559 sm	Residential
6	Lot 5	Block 7	554 sm	Residential
7	Lot 6	Block 7	500 sm	Residential
8	Lot 7	Block 7	500 sm	Residential
9	Lot 8	Block 7	554 sm	Residential
10	Lot 5	Block 8	532 sm	Residential
11	Lot 6	Block 8	758 sm	Residential
12	Lot 7	Block 8	684 sm	Residential
13	Lot 8	Block 8	634 sm	Residential
14	Lot 9	Block 8	642 sm	Residential
15	Lot 10	Block 8	436 sm	Recreational Green Area Fitness Station
16	Lot Block 8R/W (Portion)	Block 8	2,036 sm	Right of Way
17	Lot 1	Block 9	231 sm	Recreational Green Area Fitness Station
18	Lot 2	Block 9	573 sm	Residential
19	Lot 3	Block 9	586 sm	Residential
20	Lot 4	Block 9	586 sm	Residential
21	Lot 5	Block 9	586 sm	Residential
22	Lot 6	Block 9	586 sm	Residential
23	Lot 7	Block 9	586 sm	Residential
24	Lot 8	Block 9	586 sm	Residential
25	Lot 9	Block 9	586 sm	Residential
26	Lot 10	Block 9	607 sm	Residential
27	Lot 11	Block 9	670 sm	Residential



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Subdivisional Partitioning (Increments)

Increment One

SEQ.	LOT NO.	BLOCK	AREA	USE
28	Lot 12	Block 9	746 sm	Residential
29	Lot 13	Block 9	755 sm	Residential
30	Lot 14	Block 9	752 sm	Residential
31	Lot 15	Block 9	765 sm	Residential
32	Lot 16	Block 9	559 sm	Residential
33	Lot 17	Block 9	567 sm	Residential
34	Lot 18	Block 9	546 sm	Residential
35	Lot 19	Block 9	635 sm	Residential
36	Lot 20	Block 9	514 sm	Residential
37	Lot 21	Block 9	513 sm	Residential
38	Lot 22	Block 9	513 sm	Residential
39	Lot 23	Block 9	608 sm	Residential
40	Lot 24	Block 9	725 sm	Residential
41	Lot 25	Block 9	592 sm	Residential
42	Lot 26	Block 9	561 sm	Residential
43	Lot 27	Block 9	561 sm	Residential
44	Lot 28	Block 9	553 sm	Residential
45	Lot 29	Block 9	552 sm	Residential
46	Lot 30	Block 9	570 sm	Residential
47	Lot 31	Block 9	562 sm	Residential
48	Lot 32	Block 9	518 sm	Residential
49	Lot 33	Block 9	515 sm	Residential
50	Lot 34	Block 9	561 sm	Residential
51	Lot 35	Block 9	612 sm	Residential
52	Lot Block 9R/W	Block 9	5,570 sm	Right of Way
53	Lot 1	Block 10	791 sm	Playground
54	Lot 1	Block 11	1,728 sm	Ponding Basin
55	Tun Josen Diego Road		2,033 sm	Right of Way



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Subdivisional Partitioning (Increments)

Increment One

SEQ.	LOT NO.	BLOCK	AREA	USE
56	71103NEW-NEW-R2R/W	Mallak Drive	432 sm.	Right of Way

2. **Increment Two Development Profile.** Increment Two consist of thirty nine (39) residential lots and three (3) recreation green area fitness stations. The clearing and final grading of Increment Two will be completed concurrently with Increments One and Three. However, construction of subdivision improvements will be prioritized within Increment One to allow for inspection and acceptance by government permitting agencies. Upon acceptance, a performance bond will be applied to Increment Two and Three allowing a final subdivision application submission to the GLUC.



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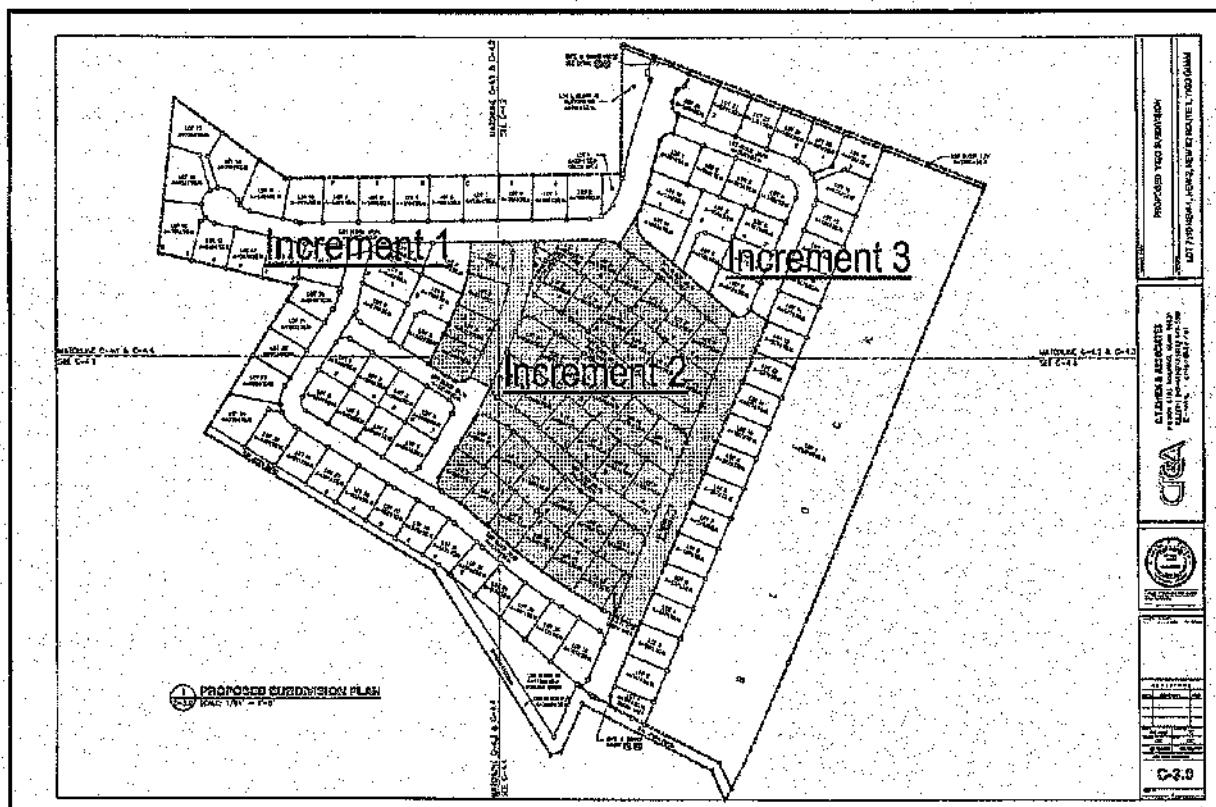


Figure 12. Access during the construction of Increment Two will be directly from Marine Corp Drive.

Figure 13. Listing of Increment Two improvements and subdivisional supporting infrastructure.

Subdivisional Partitioning (Increments)

Increment Two				
SEQ.	LOT NO.	BLOCK	AREA	USE
1	Lot Block 2R/W (portion)	Block 2	3588 sm	Right of Way
2	Lot 1	Block 4	575 sm	Residential
3	Lot 2	Block 4	528 sm	Residential
4	Lot 3	Block 4	526 sm	Residential
5	Lot 4	Block 4	550 sm	Residential
6	Lot 5	Block 4	558 sm	Residential
7	Lot 6	Block 4	425 sm	Recreation Green Area Fitness Station



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Subdivisional Partitioning (Increments)

Increment Two

SEQ.	LOT NO.	BLOCK	AREA	USE
8	Lot 7	Block 4	249 sm	Recreation Green Area Fitness Station
9	Lot 8	Block 4	519 sm	Residential
10	Lot 9	Block 4	552 sm	Residential
11	Lot 10	Block 4	532 sm	Residential
12	Lot 11	Block 4	536 sm	Residential
13	Lot 12	Block 4	529 sm	Residential
14	Lot 13	Block 4	537 sm	Residential
15	Lot Block 4R/W	Block 4	1,040 sm	Right of Way
16	Lot 1	Block 5	559 sm	Residential
17	Lot 2	Block 5	593 sm	Residential
18	Lot 3	Block 5	587 sm	Residential
19	Lot 4	Block 5	556 sm	Residential
20	Lot 5	Block 5	560 sm	Residential
21	Lot 6	Block 5	561 sm	Residential
22	Lot 7	Block 5	552 sm	Residential
23	Lot 8	Block 5	524 sm	Residential
24	Lot 9	Block 5	529 sm	Residential
25	Lot 10	Block 5	538 sm	Residential
26	Lot 11	Block 5	570 sm	Residential
27	Lot 12	Block 5	619 sm	Residential
28	Lot Block 5R/W	Block 5	1,596 sm	Right of Way
29	Lot 1	Block 6	599 sm	Residential
30	Lot 2	Block 6	588 sm	Residential
31	Lot 3	Block 6	580 sm	Residential
32	Lot 4	Block 6	585 sm	Residential
33	Lot 5	Block 6	596 sm	Residential
34	Lot 6	Block 6	604 sm	Residential
35	Lot 7	Block 6	580 sm	Residential
36	Lot 8	Block 6	567 sm	Residential
37	Lot 9	Block 6	593 sm	Residential



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Subdivisional Partitioning (Increments)

Increment Two

SEQ.	LOT NO.	BLOCK	AREA	USE
38	Lot 10	Block 6	578 sm	Residential
39	Lot 11	Block 6	589 sm	Residential
40	Lot 12	Block 6	555 sm	Residential
41	Lot 13	Block 6	169 sm	Recreation Green Area Fitness Station
42	Lot Block 6R/W	Block 6	1,613 sm	Right of Way
43	Lot Block 7R/W	Block 7	4,199 sm	Right of Way
44	Lot 1	Block 8	590 sm	Residential
45	Lot 2	Block 8	583 sm	Residential
46	Lot 3	Block 8	522 sm	Residential
47	Lot 4	Block 8	568 sm	Residential
48	Lot Block 8R/W	Block 8	1,177 sm	Right of Way
49	Lot Block 2R/W (portion)	Block 2	3,588 sm	Right of Way

3. **Increment Three Development Profile.** Increment Three consist of thirty four (34) residential lots, a twenty five thousand four hundred ten (+25,410) square meter commercial lot and a recreation green area fitness station. No subdivision improvement is planned for the commercial area. There is no access from within the Wellborn Estates residential subdivision area. This area has a frontage along Marine Corp Drive spanning of one thousand thirty one (1,031) feet. The clearing and final grading of Increment Three as with Increment Two, will be completed concurrently with Increment One. A performance bond will be applied to Increment Three upon the acceptance and inspection of Increment One. A listing of Increment Three is within Figures 14 and 15.



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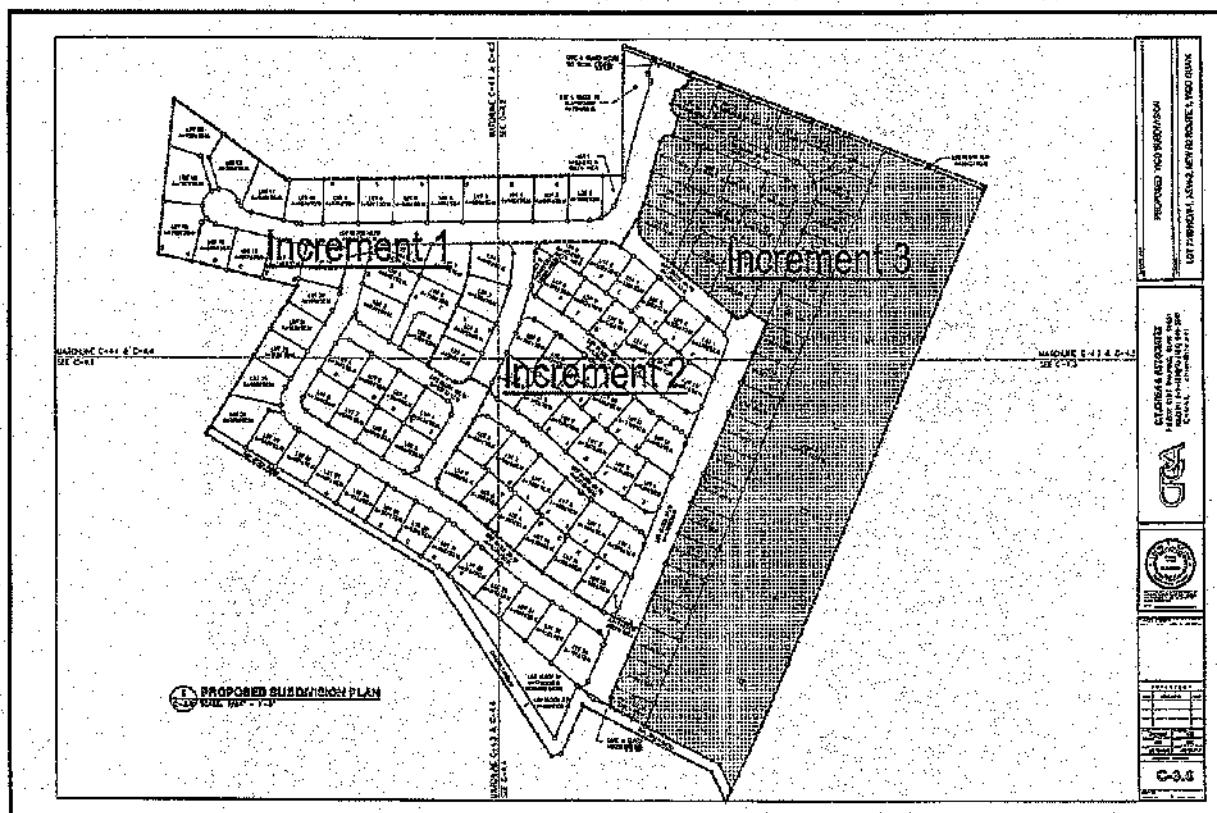


Figure 14. Increment Three embraces residential and commercial development.

Figure 15. Listing of Increment Three improvements and subdivisional supporting infrastructure.

Subdivisional Partitioning (Increments)

Increment Three

SEQ.	LOT NO.	BLOCK	AREA	USE
1	Lot 1	Block 1	25,410 sm	Commercial
2	Lot 1	Block 2	351 sm	Recreation Green Area Fitness Station
3	Lot 2	Block 2	551 sm	Residential
4	Lot 3	Block 2	551 sm	Residential
5	Lot 4	Block 2	527 sm	Residential
6	Lot 5	Block 2	527 sm	Residential
7	Lot 6	Block 2	527 sm	Residential



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Subdivisional Partitioning (Increments)

Increment Three

SEQ.	LOT NO.	BLOCK	AREA	USE
8	Lot 7	Block 2	527 sm	Residential
9	Lot 8	Block 2	527 sm	Residential
10	Lot 9	Block 2	527 sm	Residential
11	Lot 10	Block 2	527 sm	Residential
12	Lot 11	Block 2	527 sm	Residential
13	Lot 12	Block 2	527 sm	Residential
14	Lot 13	Block 2	527 sm	Residential
15	Lot 14	Block 2	527 sm	Residential
16	Lot 15	Block 2	527 sm	Residential
17	Lot 16	Block 2	527 sm	Residential
18	Lot 17	Block 2	528 sm	Residential
19	Lot 18	Block 2	634 sm	Residential
20	Lot 19	Block 2	600 sm	Residential
21	Lot 20	Block 2	545 sm	Residential
22	Lot 21	Block 2	529 sm	Residential
23	Lot 22	Block 2	529 sm	Residential
24	Lot 23	Block 2	529 sm	Residential
25	Lot 24	Block 2	555 sm	Residential
26	Lot 1	Block 3	621 sm	Residential
27	Lot 2	Block 3	553 sm	Residential
28	Lot 3	Block 3	553 sm	Residential
29	Lot 4	Block 3	540 sm	Residential
30	Lot 5	Block 3	527 sm	Residential
31	Lot 6	Block 3	527 sm	Residential
32	Lot 7	Block 3	562 sm	Residential
33	Lot 8	Block 3	610 sm	Residential
34	Lot 9	Block 3	858 sm	Residential
35	Lot 10	Block 3	634 sm	Residential
36	Lot 11	Block 3	683 sm	Residential
37	Lot Block 3R/W	Block 3	2,137 sm	Right of Way



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TRACT

(FORMERLY LOT 7110-NEW-NEW-R2-NEW)
MUNICIPALITY OF YIGO

SQUARE NO. 10

SECTION

E. 114952.8139

OUR SET BACK FROM PUBLIC ACCESS AND CENTER
Doc. No. 283357
S 85-05

NOTE8 SEE SHEET 1 OF 7

PREFERENCES : SEE SHEET 1

LEGEND: SEE SHEET 1 OF 7

CONSCIENTIATION SURVEY

LOT 7110-NEW-NEW-R2-1

MUNICIPALITY OF YEGO

卷之三

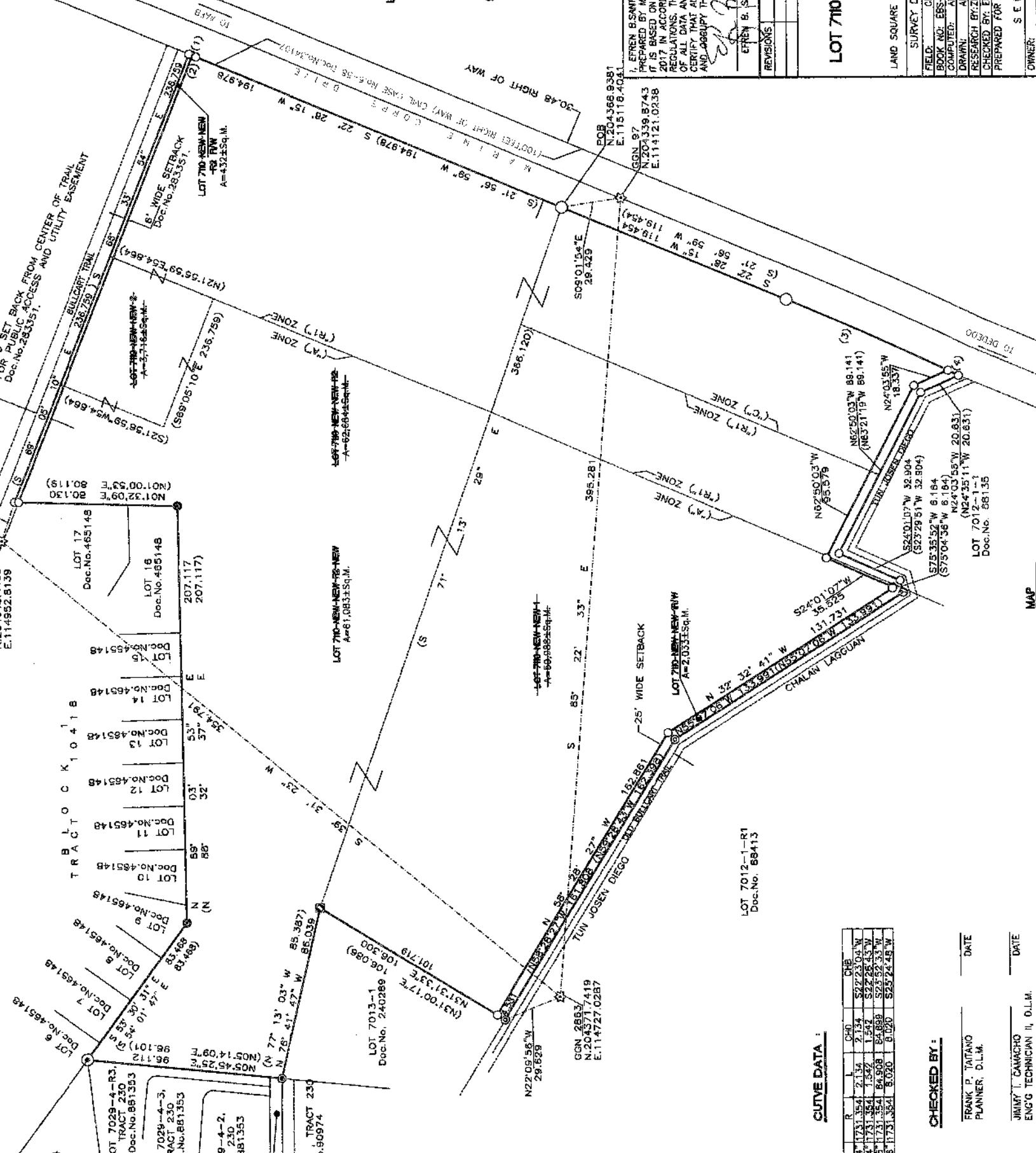
SURVEY DATA DATE 1 JAN 2017 BY

CERTIFICATE NO:

SEARCH BY: ZHS JAN 2017

RECORDED IN THE OFFICE OF THE CLERK OF THE COUNTY OF SANTA CLARA, CALIFORNIA, ON THIS 1ST DAY OF JUNE, 1982.

1



CHECKED BY:

FRANK P. TAITANO
PLANNER, D.L.M.

JIMMY L. GAMACHE
TECHNICIAN

EDGARDO R. TAGUAM
CARTOGRAPHIC SUPV.,

EFREN B. SANTOS		P.L.S. #80	DESCRIPTION
REVIEWS			
SUPERVISIONS			
DATE 04/08/11		BY EFREN B. SANTOS	

SUBDIVISION SURVEY MAP
of
TRACT

(FORMERLY LOT 7110-NEW-NEW-R.
MUNICIPALITY OF YIGO

SURVEY DATA	DATE	LOT
FIELD: CBS	JAN 2017	CERTIFICATE NO:
BOOK NO: EBS-2016		REGISTERED ON:
COMPUTED: ADA	JAN 2017	IN THE NAME OF:
DRAWN: ADA	JAN 2017	
RECHECKED BY: EBS	JAN 2017	
APPROVED BY: SEE PLAN		

MAP
SCALE: 1" = 25 METER

T R A C T

No.	Delta	R	L
3	02°48'35"	731.354	64.908
4	00°15'56"	731.354	6.070

BLOCK 2

1 00000'00" 7.620 7.620

BLOCK 4

No. Delta R L
1 83°51'23" 6.098 8.822

BLOCK 5

No.	Delta	R	L
1	100°11'15"	6.098	10.680
2	04°41'22"	277.279	22.694

3 08°52'18" 87.554 13.557
9 04°10'55" 244.792 17.887
10 01°19'11" 244.792 5.639

111 79°46'45"

BLOCK 6

1	1000111,15-	6,056	10,680
2	1000111,15-	6,056	10,680
3	04-10,45-	285,579	22,248
4	04-10,45-	285,579	22,248

	5	5	5	5
5	05'00"00"	7.620	7.620	
9	05'08"55"	75.382	4.142	
10	05'43"25"	75.382	7.528	

11	0° 33'.13"	289.471	7.850
12	0° 30'.08"	289.471	15.842

BLOCK 9

No.	Delta	R	L
21	04°29'34"	244.673	19.186
22	04°00'14"	285.124	19.924

23	01°18'54"	285.124	6.544
24	79°48'45"	6.086	8.482
25	65°34'20"	6.086	6.977

, HEREBY CERTIFY THAT THIS

OR UNDER MY DIRECT SUPERVISION
I D SURVEY MADE ON _____ LAW
WITH ALL APPLICABLE _____
I AM RESPONSIBLE FOR THE

THE INFORMATION SHOWN HEREON,
THE MONUMENTS ARE OF THE
POSITIONS INDICATED ON THIS

04/2

PLS #60

100

SUBDIVISION SURVEY
OF
TRACT

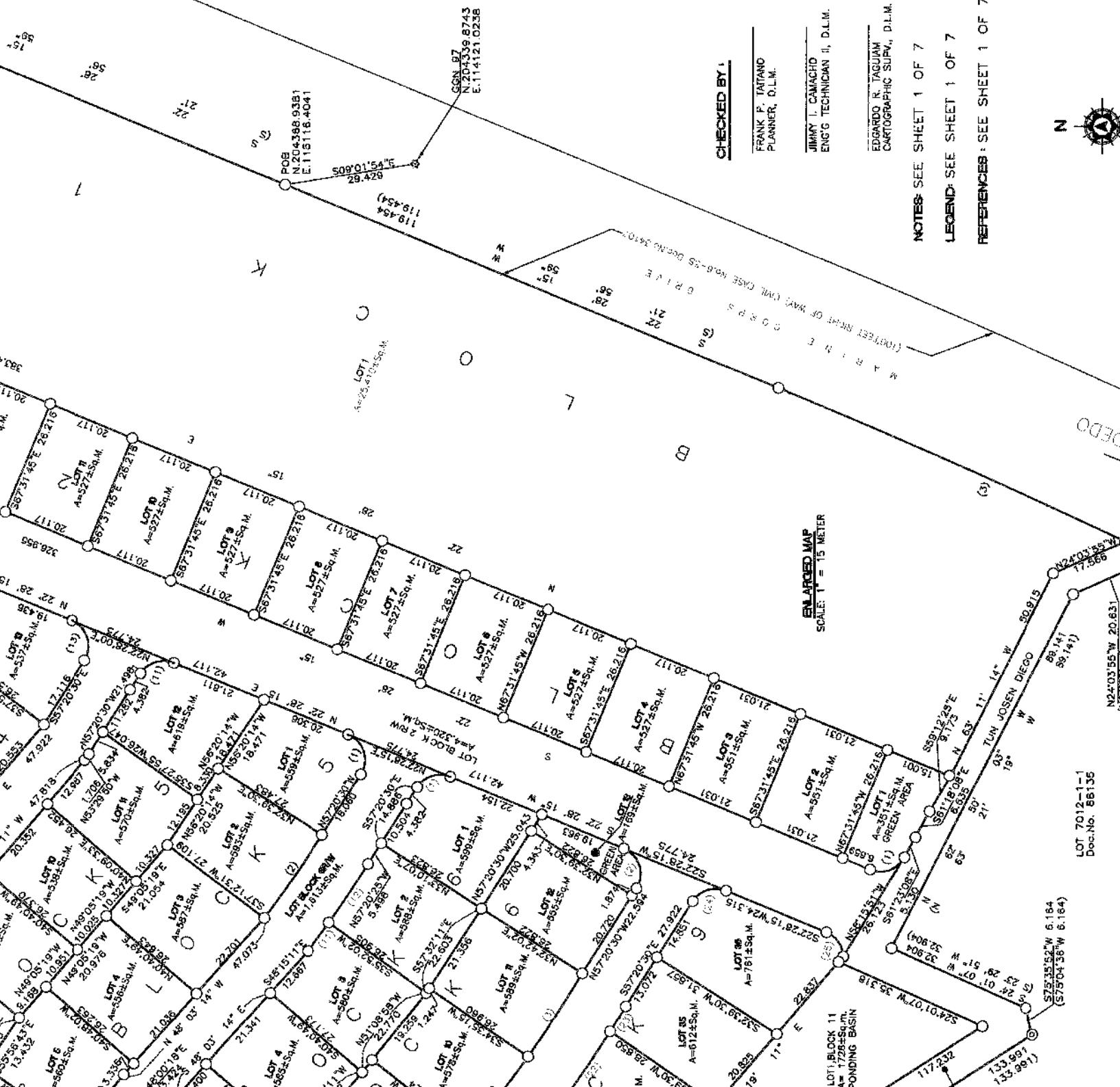
REMARKS WITH LOT 7110-NEW
MUNICIPALITY OF YAC

10

JAN 2017 LOT
16 CERTIFICATE N
JAN 2017 REGISTERED O

JAN 2017 IN THE NAME

P L A N





SEE PLAN

PROPOSED SUBDIVISION PLAN

-1.0 SCALE 1/45 -

MATCHUNE C-41 & C-42

ME C-4.1 & C-4.4

MATCHLINE C-4.2 & C-4.3

Incentive 4

LOT 1 BLOCK 12
P. MURDOUGH
P-754-5221

WELLBORN ESTATES DIGEST

ORIGINAL PARCELS

SEQ.	LOT NO.	COMPUTATED AREA (sm)	RECORDED AREA (sm)
1	7110-New-New-1	59,988	60,000
2	7110-New-New-2	3,716	3,716
3	7110-New-New-R2	62,684	62,651
Total Area:		126,388	126,367

CONSOLIDATION OF LOTS TO CREATE WELLBORN ESTATES TRACT SUBDIVISION

SEQ.	LOT NO.	COMPUTATED AREA (sm)	
1	7110-New-New-R2-NEW	123,923	
2	7110-New-New-R2-R/W	432	
3	7110-New-New-1R/W	2,033	
Total Area:		126,388	

Zoning Designation of Original Parcels Prior to Consolidation

Lot Description	Zoning
Lot 7110-New-New-1	Dual Zone - Front portion of the lot is "C" (Commercial) and the Rear Portion is "R2" (Multi Family Dwelling). See attached map delineation.
Lot 7110-New-New-R2	Dual Zone - Front portion of the lot is "C" (Commercial) and the Rear Portion is "R2" (Multi Family Dwelling). See attached map delineation.
Lot 7110-New-New-2	"R2" (Multi Family Dwelling), see attached map delineation.



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Development Incremental Construction Listing

Subdivisional Partitioning (Increments)

Increment One

SEQ.	LOT NO.	BLOCK	AREA	USE
1	Lot Block 2R/W (portion)	Block 2	732 sm	Right of Way
2	Lot 1	Block 7	559 sm	Residential
3	Lot 2	Block 7	504 sm	Residential
4	Lot 3	Block 7	504 sm	Residential
5	Lot 4	Block 7	559 sm	Residential
6	Lot 5	Block 7	554 sm	Residential
7	Lot 6	Block 7	500 sm	Residential
8	Lot 7	Block 7	500 sm	Residential
9	Lot 8	Block 7	554 sm	Residential
10	Lot 9	Block 8	532 sm	Residential
11	Lot 10	Block 8	758 sm	Residential
12	Lot 11	Block 8	684 sm	Residential
13	Lot 12	Block 8	634 sm	Residential
14	Lot 13	Block 8	642 sm	Residential
15	Lot 14	Block 8	436 sm	Recreational Green Area Fitness Station
16	Lot Block 8R/W (Portion)	Block 8	2,036 sm	Right of Way
17	Lot 15	Block 9	231 sm	Recreational Green Area Fitness Station
18	Lot 16	Block 9	573 sm	Residential
19	Lot 17	Block 9	586 sm	Residential
20	Lot 18	Block 9	586 sm	Residential
21	Lot 19	Block 9	586 sm	Residential
22	Lot 20	Block 9	586 sm	Residential
23	Lot 21	Block 9	586 sm	Residential
24	Lot 22	Block 9	586 sm	Residential
25	Lot 23	Block 9	586 sm	Residential
26	Lot 24	Block 9	607 sm	Residential
27	Lot 25	Block 9	670 sm	Residential
28	Lot 26	Block 9	746 sm	Residential
29	Lot 27	Block 9	755 sm	Residential



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Subdivisional Partitioning (Increments)

Increment One

SEQ.	LOT NO.	BLOCK	AREA	USE
30	Lot 14	Block 9	752 sm	Residential
31	Lot 15	Block 9	765 sm	Residential
32	Lot 16	Block 9	559 sm	Residential
33	Lot 17	Block 9	567 sm	Residential
34	Lot 18	Block 9	546 sm	Residential
35	Lot 19	Block 9	635 sm	Residential
36	Lot 20	Block 9	514 sm	Residential
37	Lot 21	Block 9	513 sm	Residential
38	Lot 22	Block 9	513 sm	Residential
39	Lot 23	Block 9	608 sm	Residential
40	Lot 24	Block 9	725 sm	Residential
41	Lot 25	Block 9	592 sm	Residential
42	Lot 26	Block 9	561 sm	Residential
43	Lot 27	Block 9	561 sm	Residential
44	Lot 28	Block 9	553 sm	Residential
45	Lot 29	Block 9	552 sm	Residential
46	Lot 30	Block 9	570 sm	Residential
47	Lot 31	Block 9	562 sm	Residential
48	Lot 32	Block 9	518 sm	Residential
49	Lot 33	Block 9	515 sm	Residential
50	Lot 34	Block 9	561 sm	Residential
51	Lot 35	Block 9	612 sm	Residential
50	Lot 36	Block 9	761 sm	Residential
52	Lot Block 9R/W	Block 9	5,570 sm	Right of Way
53	Lot 1	Block 10	791 sm	Playground
54	Lot 1	Block 11	1,728 sm	Ponding Basin
55	7110-NEW-NEW-1R/W	Tun Josen Diego Road	2,033 sm	Right of Way
56	7110-NEW-NEW-R2 R/W	Malilak Drive	432 sm	Right of Way



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Subdivisional Partitioning (Increments)

Increment Two

SEQ.	LOT NO.	BLOCK	AREA	USE
1	Lot Block 2R/W (portion)	Block 2	3588 sm	Right of Way
2	Lot 1	Block 4	575 sm	Residential
3	Lot 2	Block 4	528 sm	Residential
4	Lot 3	Block 4	526 sm	Residential
5	Lot 4	Block 4	550 sm	Residential
6	Lot 5	Block 4	558 sm	Residential
7	Lot 6	Block 4	425 sm	Recreation Green Area Fitness Station
8	Lot 7	Block 4	249 sm	Recreation Green Area Fitness Station
9	Lot 8	Block 4	519 sm	Residential
10	Lot 9	Block 4	552 sm	Residential
11	Lot 10	Block 4	532 sm	Residential
12	Lot 11	Block 4	536 sm	Residential
13	Lot 12	Block 4	529 sm	Residential
14	Lot 13	Block 4	537 sm	Residential
15	Lot Block 4R/W	Block 4	1,040 sm	Right of Way
16	Lot 1	Block 5	559 sm	Residential
17	Lot 2	Block 5	593 sm	Residential
18	Lot 3	Block 5	587 sm	Residential
19	Lot 4	Block 5	556 sm	Residential
20	Lot 5	Block 5	560 sm	Residential
21	Lot 6	Block 5	561 sm	Residential
22	Lot 7	Block 5	552 sm	Residential
23	Lot 8	Block 5	524 sm	Residential
24	Lot 9	Block 5	529 sm	Residential
25	Lot 10	Block 5	538 sm	Residential
26	Lot 11	Block 5	570 sm	Residential
27	Lot 12	Block 5	619 sm	Residential
28	Lot Block 5R/W	Block 5	1,596 sm	Right of Way
29	Lot 1	Block 6	599 sm	Residential
30	Lot 2	Block 6	588 sm	Residential
31	Lot 3	Block 6	580 sm	Residential
32	Lot 4	Block 6	585 sm	Residential



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Subdivisional Partitioning (Increments)

Increment Two

SEQ.	LOT NO.	BLOCK	AREA	USE
33	Lot 5	Block 6	596 sm	Residential
34	Lot 6	Block 6	604 sm	Residential
35	Lot 7	Block 6	580 sm	Residential
36	Lot 8	Block 6	567 sm	Residential
37	Lot 9	Block 6	593 sm	Residential
38	Lot 10	Block 6	578 sm	Residential
39	Lot 11	Block 6	589 sm	Residential
40	Lot 12	Block 6	555 sm	Residential
41	Lot 13	Block 6	169 sm	Recreation Green Area Fitness Station
42	Lot Block 6R/W	Block 6	1,613 sm	Right of Way
43	Lot Block 7R/W	Block 7	4,199 sm	Right of Way
44	Lot 1	Block 8	590 sm	Residential
45	Lot 2	Block 8	583 sm	Residential
46	Lot 3	Block 8	522 sm	Residential
47	Lot 4	Block 8	568 sm	Residential
48	Lot Block 8R/W	Block 8	1,177 sm	Right of Way
49	Lot Block 2R/W (portion)	Block 2	3,588 sm	Right of Way

Subdivisional Partitioning (Increments)

Increment Three

SEQ.	LOT NO.	BLOCK	AREA	USE
1	Lot 1	Block 1	25,410 sm	Commercial
2	Lot 1	Block 2	351 sm	Recreation Green Area Fitness Station
3	Lot 2	Block 2	551 sm	Residential
4	Lot 3	Block 2	551 sm	Residential
5	Lot 4	Block 2	527 sm	Residential
6	Lot 5	Block 2	527 sm	Residential
7	Lot 6	Block 2	527 sm	Residential



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Subdivisional Partitioning (Increments)

Increment Three

SEQ.	LOT NO.	BLOCK	AREA	USE
8	Lot 7	Block 2	527 sm	Residential
9	Lot 8	Block 2	527 sm	Residential
10	Lot 9	Block 2	527 sm	Residential
11	Lot 10	Block 2	527 sm	Residential
12	Lot 11	Block 2	527 sm	Residential
13	Lot 12	Block 2	527 sm	Residential
14	Lot 13	Block 2	527 sm	Residential
15	Lot 14	Block 2	527 sm	Residential
16	Lot 15	Block 2	527 sm	Residential
17	Lot 16	Block 2	527 sm	Residential
18	Lot 17	Block 2	528 sm	Residential
19	Lot 18	Block 2	634 sm	Residential
20	Lot 19	Block 2	600 sm	Residential
21	Lot 20	Block 2	545 sm	Residential
22	Lot 21	Block 2	529 sm	Residential
23	Lot 22	Block 2	529 sm	Residential
24	Lot 23	Block 2	529 sm	Residential
25	Lot 24	Block 2	555 sm	Residential
26	Lot 1	Block 3	621 sm	Residential
27	Lot 2	Block 3	553 sm	Residential
28	Lot 3	Block 3	553 sm	Residential
29	Lot 4	Block 3	540 sm	Residential
30	Lot 5	Block 3	527 sm	Residential
31	Lot 6	Block 3	527 sm	Residential
32	Lot 7	Block 3	562 sm	Residential
33	Lot 8	Block 3	610 sm	Residential
34	Lot 9	Block 3	858 sm	Residential
35	Lot 10	Block 3	634 sm	Residential
36	Lot 11	Block 3	683 sm	Residential
37	Lot Block 3R/W	Block 3	2,137 sm	Right of Way



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WELLBORN ESTATES COMPLETE SUBDIVISION LOT LIST

COMPLETE WELLBORN ESTATE SUBDIVISION LIST					
SEQ.	LOT NO.	BLOCK	AREA (sqm)	USE	
1	1	Block 1	25,410	Commercial	
2	1	Block 2	351	Recreation Green Area Fitness Station	
3	2	Block 2	551	Residential	
4	3	Block 2	551	Residential	
5	4	Block 2	527	Residential	
6	5	Block 2	527	Residential	
7	6	Block 2	527	Residential	
8	7	Block 2	527	Residential	
9	8	Block 2	527	Residential	
10	9	Block 2	527	Residential	
11	10	Block 2	527	Residential	
12	11	Block 2	527	Residential	
13	12	Block 2	527	Residential	
14	13	Block 2	527	Residential	
15	14	Block 2	527	Residential	
16	15	Block 2	527	Residential	
17	16	Block 2	527	Residential	
18	17	Block 2	528	Residential	
19	18	Block 2	634	Residential	
20	19	Block 2	600	Residential	
21	20	Block 2	545	Residential	
22	21	Block 2	529	Residential	
23	22	Block 2	529	Residential	
24	23	Block 2	529	Residential	
25	24	Block 2	555	Residential	
26	Lot Block 2R/W	Block 2	4,320	Right of Way	
27	1	Block 3	621	Residential	
28	2	Block 3	553	Residential	
29	3	Block 3	553	Residential	
30	4	Block 3	540	Residential	
31	5	Block 3	527	Residential	
32	6	Block 3	527	Residential	
33	7	Block 3	562	Residential	



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COMPLETE WELLBORN ESTATE SUBDIVISION LIST

SEQ.	LOT NO.	BLOCK	AREA (sm)	USE
34	8	Block 3	610	Residential
35	9	Block 3	858	Residential
36	10	Block 3	634	Residential
37	11	Block 3	683	Residential
38	Lot Block 3R/W	Block 3	2,137	Right of Way
39	1	Block 4	575	Residential
40	2	Block 4	528	Residential
41	3	Block 4	526	Residential
42	4	Block 4	550	Residential
43	5	Block 4	558	Residential
44	6	Block 4	425	Recreation Green Area Fitness Station
45	7	Block 4	249	Recreation Green Area Fitness Station
46	8	Block 4	519	Residential
47	9	Block 4	552	Residential
48	10	Block 4	532	Residential
49	11	Block 4	536	Residential
50	12	Block 4	529	Residential
51	13	Block 4	537	Residential
52	Lot Block 4R/W	Block 4	1,040	Right of Way
53	1	Block 5	559	Residential
54	2	Block 5	593	Residential
55	3	Block 5	587	Residential
56	4	Block 5	556	Residential
57	5	Block 5	560	Residential
58	6	Block 5	561	Residential
59	7	Block 5	552	Residential
60	8	Block 5	524	Residential
61	9	Block 5	529	Residential
62	10	Block 5	538	Residential
63	11	Block 5	570	Residential
64	12	Block 5	619	Residential
65	Lot Block 5R/W	Block 5	1,596	Right of Way
66	1	Block 6	599	Residential
67	2	Block 6	588	Residential
68	3	Block 6	580	Residential
69	4	Block 6	585	Residential



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COMPLETE WELLBORN ESTATE SUBDIVISION LIST

SEQ.	LOT NO.	BLOCK	AREA (sm)	USE
70	5	Block 6	596	Residential
71	6	Block 6	604	Residential
72	7	Block 6	580	Residential
73	8	Block 6	567	Residential
74	9	Block 6	593	Residential
75	10	Block 6	578	Residential
76	11	Block 6	589	Residential
77	12	Block 6	555	Residential
78	13	Block 6	169	Recreation Green Area Fitness Station
79	Lot Block 6R/W	Block 6	1,613	Right of Way
80	1	Block 7	559	Residential
81	2	Block 7	504	Residential
82	3	Block 7	504	Residential
83	4	Block 7	559	Residential
84	5	Block 7	554	Residential
85	6	Block 7	500	Residential
86	7	Block 7	500	Residential
87	8	Block 7	554	Residential
88	Lot Block 7R/W	Block 7	4,199	Right of Way
89	1	Block 8	590	Residential
90	2	Block 8	583	Residential
91	3	Block 8	522	Residential
92	4	Block 8	568	Residential
93	5	Block 8	532	Residential
94	6	Block 8	758	Residential
95	7	Block 8	684	Residential
96	8	Block 8	634	Residential
97	9	Block 8	642	Residential
98	10	Block 8	436	Recreational Green Area Fitness Station
99	Lot Block 8R/W	Block 8	3,213	Right of Way
100	1	Block 9	231	Recreational Green Area Fitness Station
101	2	Block 9	573	Residential
102	3	Block 9	586	Residential
103	4	Block 9	586	Residential
104	5	Block 9	586	Residential



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COMPLETE WELLBORN ESTATE SUBDIVISION LIST

SEQ.	LOT NO.	BLOCK	AREA (sm)	USE
105	6	Block 9	586	Residential
106	7	Block 9	586	Residential
107	8	Block 9	586	Residential
108	9	Block 9	586	Residential
109	10	Block 9	607	Residential
110	11	Block 9	670	Residential
111	12	Block 9	746	Residential
112	13	Block 9	755	Residential
113	14	Block 9	752	Residential
114	15	Block 9	765	Residential
115	16	Block 9	559	Residential
116	17	Block 9	567	Residential
117	18	Block 9	546	Residential
118	19	Block 9	635	Residential
119	20	Block 9	514	Residential
120	21	Block 9	513	Residential
121	22	Block 9	513	Residential
122	23	Block 9	608	Residential
123	24	Block 9	725	Residential
124	25	Block 9	592	Residential
125	26	Block 9	561	Residential
126	27	Block 9	561	Residential
127	28	Block 9	553	Residential
128	29	Block 9	552	Residential
129	30	Block 9	570	Residential
130	31	Block 9	562	Residential
131	32	Block 9	518	Residential
132	33	Block 9	515	Residential
133	34	Block 9	561	Residential
134	35	Block 9	612	Residential
135	36	Block 9	761	Residential
136	Lot Block 9R/W	Block 9	5,570	Right of Way
137		Block 10	791	Playground
138		Block 11	1,728	Ponding Basin
139	Tun Josen Diego Road		2,033	Right of Way



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COMPLETE WELLBORN ESTATE SUBDIVISION LIST

SEQ.	LOT NO.	BLOCK	AREA (sm)	USE
140	7110-NEW-NEW-R2 R/W	Malilak Drive	432	Right of Way



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WELLBORN ESTATES SUBDIVISION RIGHTS OF WAY LIST

RIGHTS OF WAY				
SEQ	LOT NO	BLOCK	AREA (sqm)	USE
1	Lot Block 2R/W	Block 2	4,320	Right of Way
2	Lot Block 3R/W	Block 3	2,137	Right of Way
3	Lot Block 4R/W	Block 4	1,040	Right of Way
4	Lot Block 5R/W	Block 5	1,596	Right of Way
5	Lot Block 6R/W	Block 6	1,163	Right of Way
6	Lot Block 7R/W	Block 7	4,199	Right of Way
7	Lot Block 8R/W	Block 8	3,213	Right of Way
8	Lot Block 9R/W	Block 9	5,570	Right of Way
9	7110-NEW-NEW-LR/W	Tun Josen Diego Road	2,033	Right of Way
10	7110-NEW-NEW-R2R/W	Mallak Drive	432	Right of Way



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WELLBORN ESTATES RECREATIONAL/GREEN AREA RESOURCE LIST

RECREATIONAL AREAS

SEQ	LOT NO.	BLOCK	AREA (sm)	USE
1	1	Block 2	351	Recreational Green Area Fitness Station
2	7	Block 4	249	Recreational Green Area Fitness Station
3	6	Block 4	425	Recreational Green Area Fitness Station
4	13	Block 6	169	Recreational Green Area Fitness Station
5	10	Block 8	436	Recreational Green Area Fitness Station
6	1	Block 9	231	Recreational Green Area Fitness Station
7	1	Block 10	791	Playground



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WELLBORN ESTATE RESIDENTIAL AND COMMERCIAL LIST

RESIDENTIAL AND COMMERCIAL SUBDIVISION LISTING				
SEQ.	LOT NO.	BLOCK	AREA (sm)	USE
1	1	Block 1	25,410	Commercial
2	2	Block 2	551	Residential
3	3	Block 2	551	Residential
4	4	Block 2	527	Residential
5	5	Block 2	527	Residential
6	6	Block 2	527	Residential
7	7	Block 2	527	Residential
8	8	Block 2	527	Residential
9	9	Block 2	527	Residential
10	10	Block 2	527	Residential
11	11	Block 2	527	Residential
12	12	Block 2	527	Residential
13	13	Block 2	527	Residential
14	14	Block 2	527	Residential
15	15	Block 2	527	Residential
16	16	Block 2	527	Residential
17	17	Block 2	528	Residential
18	18	Block 2	634	Residential
19	19	Block 2	600	Residential
20	20	Block 2	545	Residential
21	21	Block 2	529	Residential
22	22	Block 2	529	Residential
23	23	Block 2	529	Residential
24	24	Block 2	555	Residential
25	1	Block 3	621	Residential
26	2	Block 3	553	Residential
27	3	Block 3	553	Residential
28	4	Block 3	540	Residential
29	5	Block 3	527	Residential
30	6	Block 3	527	Residential
31	7	Block 3	562	Residential
32	8	Block 3	610	Residential



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RESIDENTIAL AND COMMERCIAL SUBDIVISION LISTING

SEQ.	LOT NO.	BLOCK	AREA (sqm)	USE
33	9	Block 3	858	Residential
34	10	Block 3	634	Residential
35	11	Block 3	683	Residential
36	1	Block 4	575	Residential
37	2	Block 4	528	Residential
38	3	Block 4	526	Residential
39	4	Block 4	550	Residential
40	5	Block 4	558	Residential
41	6	Block 4	519	Residential
42	7	Block 4	552	Residential
43	8	Block 4	532	Residential
44	9	Block 4	536	Residential
45	10	Block 4	529	Residential
46	11	Block 4	537	Residential
47	12	Block 5	559	Residential
48	13	Block 5	593	Residential
49	1	Block 5	587	Residential
50	2	Block 5	556	Residential
51	3	Block 5	560	Residential
52	4	Block 5	561	Residential
53	5	Block 5	552	Residential
54	6	Block 5	524	Residential
55	7	Block 5	529	Residential
56	8	Block 5	538	Residential
57	9	Block 5	570	Residential
58	10	Block 5	619	Residential
59	11	Block 6	599	Residential
60	12	Block 6	588	Residential
61	13	Block 6	580	Residential
62	1	Block 6	585	Residential
63	2	Block 6	596	Residential
64	3	Block 6	604	Residential
65	4	Block 6	580	Residential
66	5	Block 6	567	Residential
67	6	Block 6	593	Residential
68	7	Block 6	578	Residential



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RESIDENTIAL AND COMMERCIAL SUBDIVISION LISTING

SEQ.	LOT NO.	BLOCK	AREA (sqm)	USE
69	11	Block 6	589	Residential
70	12	Block 6	555	Residential
71	11	Block 7	559	Residential
72	12	Block 7	504	Residential
73	13	Block 7	504	Residential
74	14	Block 7	559	Residential
75	15	Block 7	554	Residential
76	16	Block 7	500	Residential
77	17	Block 7	500	Residential
78	18	Block 7	554	Residential
79	11	Block 8	590	Residential
80	12	Block 8	583	Residential
81	13	Block 8	522	Residential
82	14	Block 8	568	Residential
83	15	Block 8	532	Residential
84	16	Block 8	758	Residential
85	17	Block 8	684	Residential
86	18	Block 8	634	Residential
87	19	Block 8	642	Residential
88	20	Block 9	573	Residential
89	21	Block 9	586	Residential
90	22	Block 9	586	Residential
91	23	Block 9	586	Residential
92	24	Block 9	586	Residential
93	25	Block 9	586	Residential
94	26	Block 9	586	Residential
95	27	Block 9	586	Residential
96	28	Block 9	607	Residential
97	29	Block 9	670	Residential
98	30	Block 9	746	Residential
99	31	Block 9	755	Residential
100	32	Block 9	752	Residential
101	33	Block 9	765	Residential
102	34	Block 9	559	Residential
103	35	Block 9	567	Residential
104	36	Block 9	546	Residential



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RESIDENTIAL AND COMMERCIAL SUBDIVISION LISTING

SEQ.	LOT NO.	BLOCK	AREA (sm)	USE
105	19	Block 9	635	Residential
106	20	Block 9	514	Residential
107	21	Block 9	513	Residential
108	22	Block 9	513	Residential
109	23	Block 9	608	Residential
110	24	Block 9	725	Residential
111	25	Block 9	592	Residential
112	26	Block 9	561	Residential
113	27	Block 9	561	Residential
114	28	Block 9	553	Residential
115	29	Block 9	552	Residential
116	30	Block 9	570	Residential
117	31	Block 9	562	Residential
118	32	Block 9	518	Residential
119	33	Block 9	515	Residential
120	34	Block 9	561	Residential
121	35	Block 9	612	Residential
122	36	Block 9	761	Residential



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Statement of Ownership and Zoning Verification

Wellborn, LLC, is the registered owner of the following properties verifiable through Instrument No. 751487 (attached hereto), recorded within the Department of Land Management on March 6, 2007.

ORIGINAL PARCELS			
SEQ.	LOT NO.	COMPUTATED AREA (sm)	RECORDED AREA (sm)
1	7110-New-New-1	59,988	60,000
2	7110-New-New-2	3,716	3,716
3	7110-New-New-R2	62,684	62,651
Total Area:		126,388	126,367

CONSOLIDATION AND PARCELING WELLBORN ESTATES TRACT SUBDIVISION (PLS No. 60)

SEQ.	LOT NO.	COMPUTATED AREA (sm)	
1	7110-New-New-R2-NEW (reserved for New WELLBORN ESTATES Tract Designation)	123,923	Wellborn Estates Developable Area
2	7110-New-New-R2-R/W (Portion of Milalak Drive)	432	
3	7110-New-New-IR/W (Portion of Sun Josen Diego Road)	2,033	
Total Area:		126,388	

The site has received been statutorily rezoned twice. A zoning verification prepared by the Department of Land Management dated September 5, 2006 is attached for reference. The



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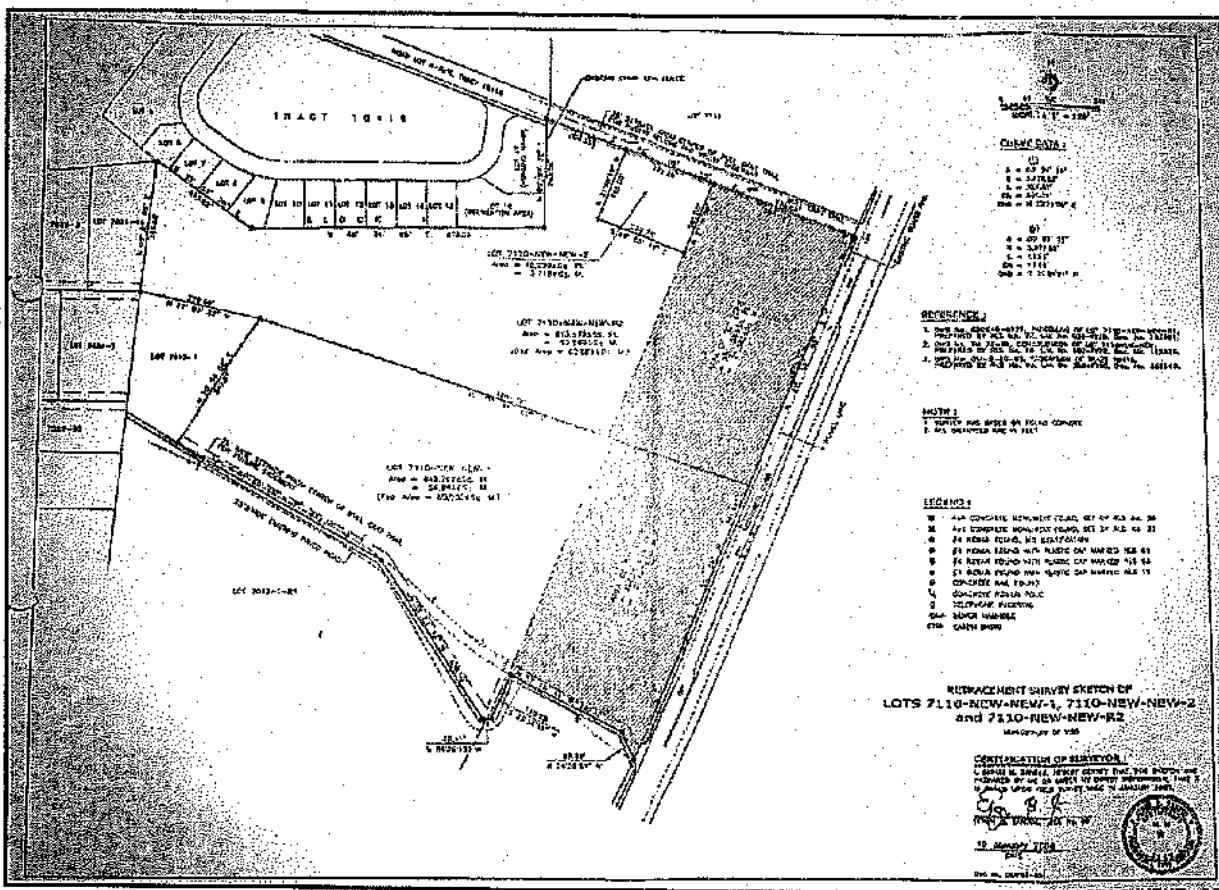
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split zone designation (reference attached Map No. 038FY78) in accordance with Public Law 22:97 are provided as follows:

Zoning Designation of Original Parcels Prior to Consolidation

Lot Description	Zoning
Lot 7.110-New-New-1	Dual Zone - Front portion of the lot is "C" (Commercial) and the Rear Portion is "R2" (Multi Family Dwelling). See attached map delineation.
Lot 7.110-New-New-R2	Dual Zone - Front portion of the lot is "C" (Commercial) and the Rear Portion is "R2" (Multi Family Dwelling). See attached map delineation.
Lot 7.110-New-New-2	"R2" (Multi Family Dwelling), see attached map delineation.

Retracement survey sketch prepared by Efren B. Santos, PLS No.60 on January 19, 2006 delineating "C" (Commercial) area within the "R-2" (Multi Family) zoned parcels.



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DIPATTAMENTON MINANEHAN TĀNO'
(Department of Land Management)
GUBETNAMEN GUĀHĀN
(Government of Guam)

FELIX P. CAMACHO
Governor of Guam

KALEO S. MOYLAN
Lieutenant Governor of Guam

JOSEPH M. BORJA
Director

September 5, 2006

Lisa Geisinger
P.O. Box 11498
Tamuning, Guam 96931

Mailing Address:
550 S. Marine Corps Drive
Tamuning, Guam 96931

Mailing Address:
P.O. Box 11498
Hagåtña, Guam 96931

Email Address:
dml@doa.gu

Telephone:
671-649-5389

Faximile:
671-649-5384

Subject: Zone Verification

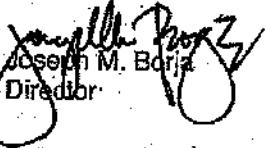
Hafa Adai Ms. Geisinger:

Pursuant to Public Law 22:97, the following lots in the municipality of Yigo were rezoned as follows (reference attached Map No. 038FY78):

<u>DESCRIPTION</u>	<u>ZONE DESIGNATION</u>
Lot 7110-NEW-NEW-1	Dual Zone - Front portion of the lot is "C" (Commercial) and the Rear portion is "R-2" (Multi-Family Dwelling), see attached map delineation
Lot 7110-NEW-NEW-2	"R-2" (Multi-Family Dwelling), see attached map delineation
Lot 7110-NEW-NEW-R2	Dual Zone - Front portion of the lot is "C" (Commercial) and the Rear portion is "R-2" (Multi-Family Dwelling), see attached map delineation

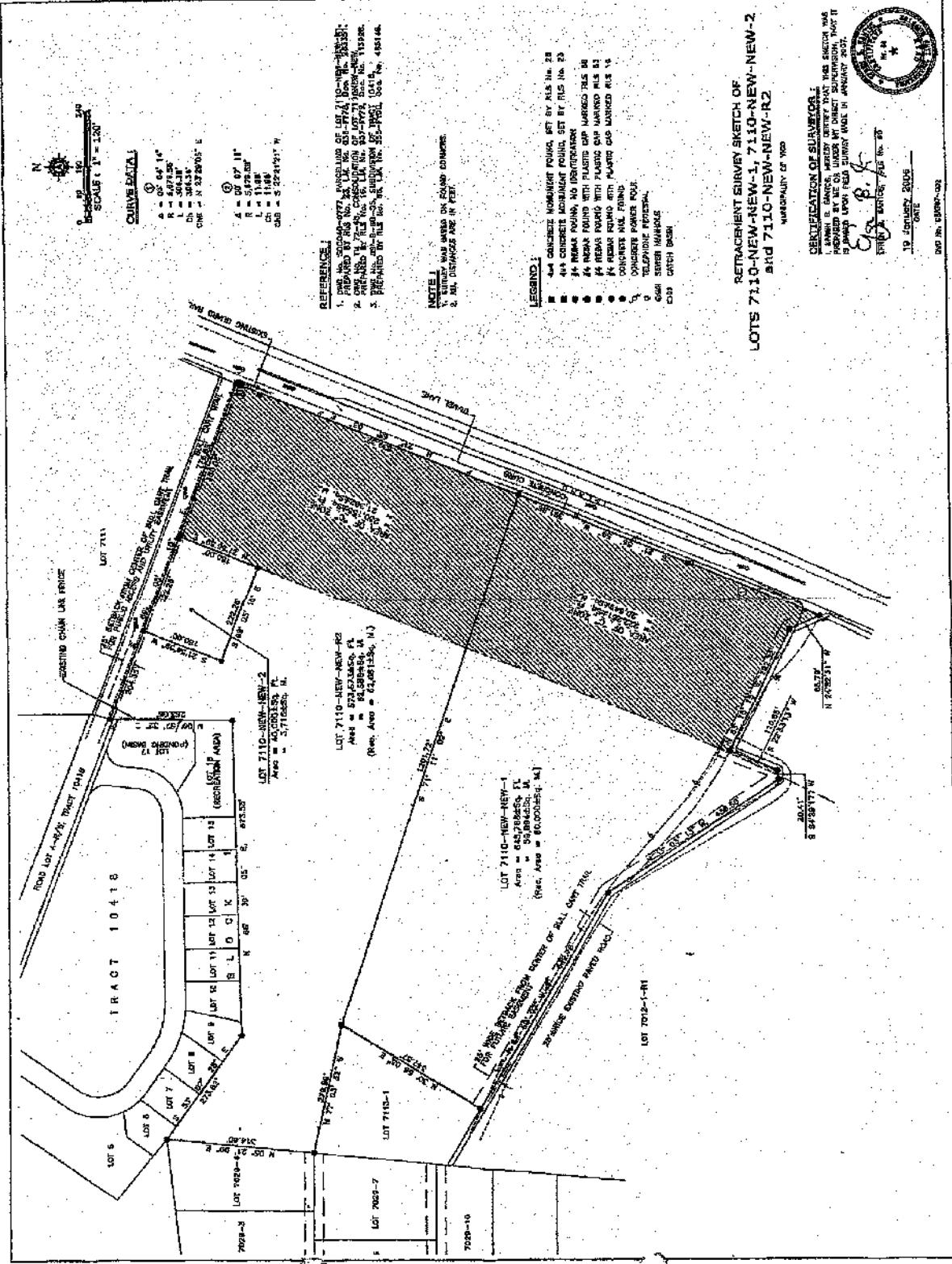
This verification supercedes DLM Zone Verification dated July 27, 2006. Should you have questions or need clarification on this matter, please contact Mr. Frank P. Taitano at 649-5385, Planning Division, 3rd floor, ITC Building in Tamuning.

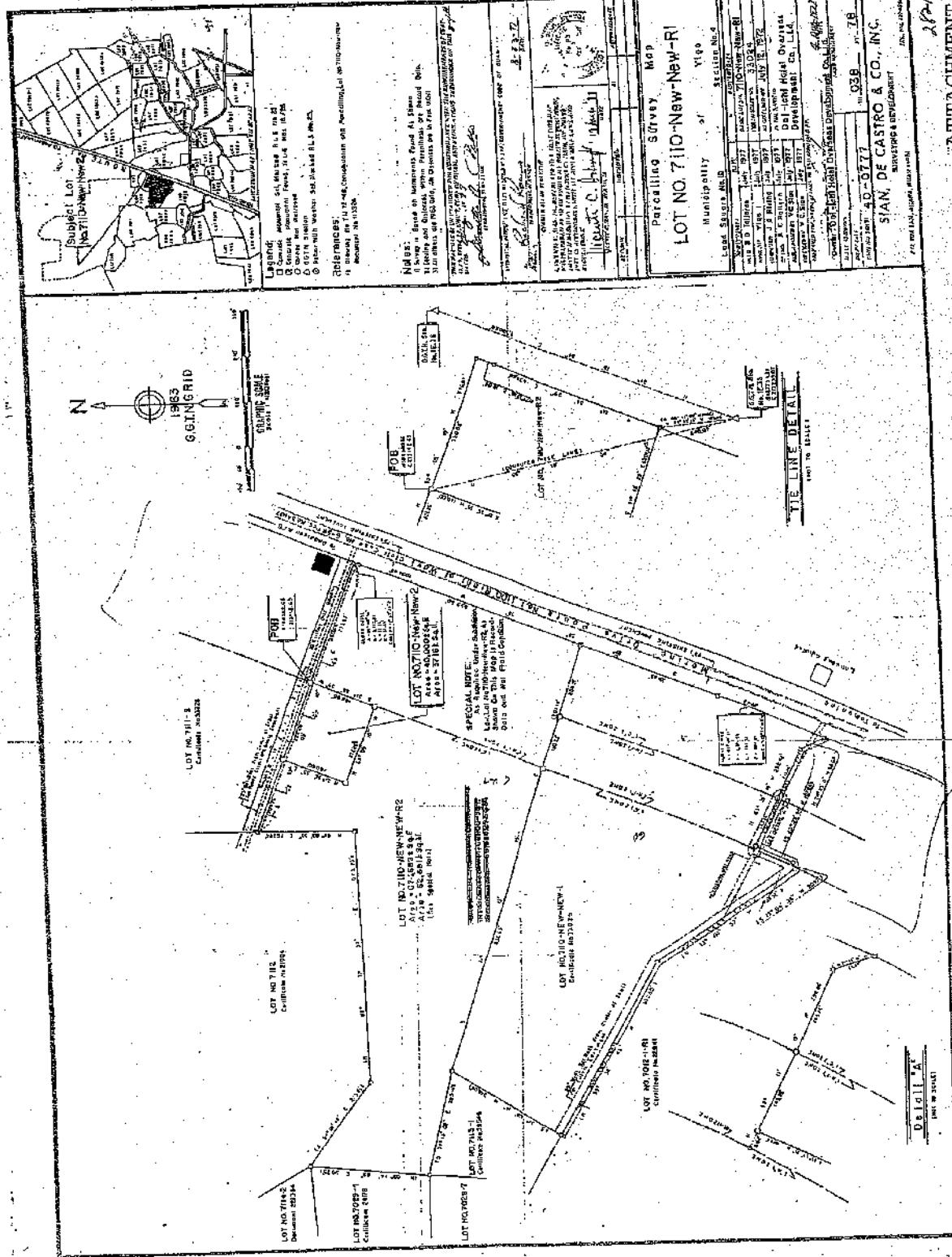
Thank you for your patience and I hope that this response will be adequate for your needs.


Joseph M. Borja
Director

FPT/PCG
Attachments: as noted

ATTACHMENT C1





ATTACHMENT C

Lot 7110 - Hauseisen - 100g
econet 50 cent

4. Ownership Warranty Deed (Instrument No. 751487)

a. Consent of Grantor's Spouse

FOR RECORDATION AT) Island of Guam, Government of Guam
DEPARTMENT OF LAND) Department of Land Management
MANAGEMENT) File for record in Instrument No. 751487
GOVERNMENT OF GUAM) For the Year 2001, Month 03, Day 06, Time 9:02
) Recording Fee 6,643 - Receipt No. 93010
) Deputy Recorder J. M. Lanza

(ABOVE SPACE FOR RECORDERS USE ONLY)

WARRANTY DEED

TO ALL WHOM THESE PRESENTS MAY COME, GREETINGS:

Parties, Consideration and Grant

KNOW YE, that WE, SCAN ORIENT, INC., a Guam corporation, whose mailing address is P.O. Box 7448, Tamuning, Guam 96911, and YONG GUAT VENTURES, a Hong Kong corporation, whose mailing address is P.O. Box 7448, Tamuning, Guam 96921, and DAVID ONG, a married man, whose mailing address is P.O. Box 7448, Tamuning, Guam 96921, who are hereinafter referred to as the "GRANTORS", for good and in lawful consideration in the sum of (\$10.00), and other valuable consideration paid by WELLBORN, LLC., a Guam Limited Liability Company whose mailing address is Suite 107-C, J&G Commercial Center, 135 E. Maine Dr. who is hereinafter referred to as the "GRANTEE", the receipt of which is hereby acknowledged, do hereby GRANT, BARGAIN, SELL and CONVEY unto the GRANTEE, in fee simple, forever, the following described parcel of property:

PROPERTY DESCRIPTION

PARCEL #1

LOT NO. 7110-NEW-NEW-1, YIGO, GUAM, ESTATE NO. 21292, SUBURBAN, as said lot is marked and designated on Map Drawing No. T.M. 72-48 (LM#907FY72), dated July 7, 1972 and recorded on July 11, 1972 under Instrument No. 113926, in the Department of Land Management, Government of Guam.

The following is shown for information purposes only: Said map shows the area to be 60,000 square meters; Certificate of Title No. 100276 issued to Scan Orient, Inc., a Guam corporation.

(ABOVE SPACE FOR RECORDERS USE ONLY)

WARRANTY DEED

TO ALL WHOM THESE PRESENTS MAY COME, GREETINGS:

Parties, Consideration and Grant

KNOW YE, that WE, SCAN ORIENT, INC., a Guam corporation, whose mailing address is P.O. Box 7448, Tamuning, Guam 96911, and YONG GUAT VENTURES, a Hong Kong corporation, whose mailing address is P.O. Box 7448, Tamuning, Guam 96911, and DAVID ONG, a married man, whose mailing address is P.O. Box 7448, Tamuning, Guam 96911, who are hereinafter referred to as the "GRANTORS", for good and in lawful consideration in the sum of (\$10.00), and other valuable consideration paid by WELLBORN, LLC., a Guam Limited Liability Company whose mailing address is Suite 107-C, JEGI Commercial Professional Inc., 136 E. Marine Dr., Hagatna, Guam 96910, who is hereinafter referred to as the "GRANTEE", the receipt of which is hereby acknowledged, do hereby GRANT, BARGAIN, SELL and CONVEY unto the GRANTEE, in fee simple, forever, the following described parcel of property:

PROPERTY DESCRIPTION

PARCEL #1

LOT NO. 7110-NEW-NEW-1, YIGO, GUAM, ESTATE NO. 21292, SUBURBAN, as said lot is marked and designated on Map Drawing No. T.M. 72-48 (LM#907FY72), dated July 7, 1972 and recorded on July 11, 1972 under Instrument No. 113926, in the Department of Land Management, Government of Guam.

The following is shown for information purposes only: Said map shows the area to be 60,000 square meters; Certificate of Title No. 100276 issued to Scan Orient, Inc., a Guam corporation.

PARCEL #2

LOT NO. 7110-NEW-NEW-2, YIGO, GUAM, ESTATE NO. 70328, SUBURBAN, as said lot is marked and designated on Map Drawing No. SDCO 40-0777 (LM#038FY78), dated August 24, 1977 and recorded under Instrument No. 283351, in the Department of Land Management, Government of Guam.

The following is shown for information purposes only: Said map shows the area to be 40,000 square feet or 3,716 square meters; Last Certificate of Title No. 100821 issued to Scan Orient, Inc., a Guam corporation.

[Signature]

PARCEL #3

**LOT NO. 7110-NEW-NEW-R2, YIGO, GUAM, ESTATE NO. 70329,
SUBURBAN, as said lot is marked and designated on Map Drawing
No. SDCO 40-0777 (LM#038FY78), dated August 24, 1977 and
recorded under Instrument No. 283351, in the Department of
Land Management, Government of Guam.**

The following is shown for information purposes only: Said map shows the area to be 674,682 square feet or 62,681 square meters; Last Certificate of Title No. 100282 issued to Scan Orient, Inc., a Guam corporation.

TOGETHER with all and singular the buildings, improvements, ways, streets, alleys, passages, water-courses, rights, liberties, privileges, hereditaments, and appurtenances, whatsoever thereunto belonging or in anywise appertaining, and reversion, remainder and remainders, rents, issues and profits thereof, and all estates, rights, title, property, claim and demand whatsoever, of the Grantor at law or in equity, in and to the same.

TO HAVE AND TO HOLD the same, together with all the hereditaments and appurtenances thereunto belonging and in anywise appertaining unto the GRANTEE and GRANTEE'S successors and assigns, forever.

Grantor and Grantor's heirs, administrators and assigns, covenant with the said Grantee and Grantee's successors and assigns, that Grantors are lawfully seized in fee simple of the granted premises; that said premises is free from all encumbrances except; current real estate taxes, rights of way, easements, covenants and restrictions of record; that Grantor has good right to sell and convey the same; and that Grantor and any of Grantors' heirs, administrators or assigns will forever warrant and defend the same to the said Grantee and Grantee's successors and assigns forever against the lawful claims and demands of all persons. Grantor makes no representations nor warranties that the Grantees may use the property for any particular purpose or that the Grantee may obtain a change of zone permit.

WATER AND POWER

Grantors further states that water and power (electricity 15) immediately available on the property or within 100 feet of the property, and that the Grantee is aware that the Government of Guam is not required to pay for water and power (electricity) hookups or extensions.

IN WITNESS WHEREOF, the Grantors and the Grantee have caused these presents to be duly executed this 27th day of February, 2007.

GRANTORS:

DATE: 2/27/07

DAVID ONG

SCAN ORIENT INC., a Guam
corporation

BY: David Hu Ong Cheung Borato
AUTHORIZED REPRESENTATIVE

DATE: 3/17/07

YONG GUAT VENTURES, a
Hong Kong corporation

BY: DAVID HU ONG
AUTHORIZED REPRESENTATIVE

DATE: 2/27/07

GRANTEE:
WELLEBORN, LLC.
a Guam Limited Liability
Company

Yun-Ju Chen
BY: YUN-JU CHEN
AUTHORIZED REPRESENTATIVE

DATE: 02/23/07

GUAM, U.S.A.

CITY OF MAITE

) ss:

On this 27 day of FEBRUARY, 2007, before me, a Notary Public in and for GUAM, U.S.A., personally appeared DAVID ONG, known to me to be the person whose name is subscribed to the within instrument and he acknowledged to me that he executed the same as his free and voluntary act for the uses and purposes therein set forth.

WITNESS my hand and official seal.

(SEAL)

GUAM, U.S.A.

CITY OF MAITE

) ss:

On this 5th day of MARCH, 2007, before me, a Notary Public in and for GUAM, U.S.A., personally appeared YAO BONG CHENG KORATO, known to me to be the authorized representative of SCAN ORIENT INC., a Guam corporation, whose name is subscribed to the within instrument and he/she acknowledged to me that he/she executed on behalf of said corporation for the uses and purposes therein set forth.

WITNESS my hand and official seal.

(SEAL)

GUAM, U.S.A.

CITY OF MAITE

) ss:

On this 27 day of FEBRUARY, 2007, before me, a Notary Public in and for GUAM, U.S.A., personally appeared DAVID HU ONG, known to me to be the authorized representative of YONG GUAT VENTURES, a Hong Kong corporation, whose name is subscribed to the within instrument and he acknowledged to me that he executed on behalf of said corporation for the uses and purposes therein set forth.

WITNESS my hand and official seal.

(SEAL)

GUAM, U.S.A.

CITY OF DUMON

) ss:

on this 3rd day of Feb.

2007, before me, a Notary Public in

NOTARY PUBLIC

AILEEN K. ALFRED
NOTARY PUBLIC
In and for Guam, U.S.A.
My Commission Expires: July 05, 2008
P.O. Box 715 Chalan Merchant
Suite 101 Maite, Guam 96910

NOTARY PUBLIC

AILEEN K. ALFRED
NOTARY PUBLIC
In and for Guam, U.S.A.
My Commission Expires: July 05, 2008
P.O. Box 715 Chalan Merchant
Suite 101 Maite, Guam 96910

NOTARY PUBLIC

AILEEN K. ALFRED
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In and for Guam, U.S.A.
My Commission Expires: July 05, 2008
P.O. Box 715 Chalan Merchant
Suite 101 Maite, Guam 96910

GUAM, U.S.A.

CITY OF DUMON

) ss:

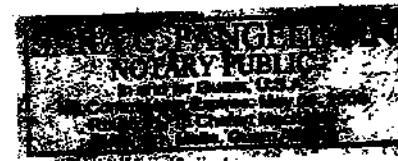
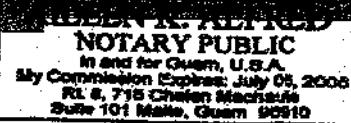
On this 23rd day of Feb.

, 2007, before me, a Notary Public in
and for GUAM, U.S.A., personally appeared YUN-JU CHEN known to me to be the
authorized representative of WELLBORN, LLC. a Guam Limited Liability
Company, whose name is subscribed to the within instrument and he/she
acknowledged to me that he/she executed on behalf of said corporation for the uses and
purposes therein set forth.

WITNESS my hand and official seal.

SEAL

Silva C. Banghar
NOTARY PUBLIC



CONSENT OF GRANTOR'S SPOUSE

I, MARLENE YAO ROBATO ONG wife of DAVID ONG "Grantor" of the WARRANTY DEED on LOT NO. 7110-NEW-NEW-2, YIGO and LOT NO. 7110-NEW-NEW-R2, YIGO, GUAM, executed on February 27, 2007, 2007, to WELLBORN, LLC, A Guam Limited Liability Company, Grantee". I have read the foregoing WARRANTY DEED, carefully and hereby consent to its execution and performance in all respect. I, MARLENE YAO ROBATO ONG, acknowledge that I have no claim or interest in LOT NO. 7110-NEW-NEW-2, YIGO and LOT NO. 7110-NEW-NEW-R2, YIGO, GUAM, and to the extent that I do have any interest, I hereby consent in the execution of the WARRANTY DEED, executed by my spouse, DAVID ONG.

Dated: This 27 day of FEBRUARY, 2007.

Marelene Yao Robato Ong

MARLENE YAO ROBATO ONG
BY: DAVID HU ONG *Open*
HER ATTORNEY-IN-FACT # 751486

GUAM, U.S.A.

)

) ss.:
CITY OF MAITE)

On this 27 day of FEBRUARY, 2007, before me a Notary Public, in and for GUAM, U.S.A., personally appeared DAVID HU ONG known to me to the person whose name is subscribed to the foregoing instrument as the attorney-in-fact of MARLENE YAO ROBATO ONG, and he acknowledge to me that he subscribed the name of MARLENE YAO ROBATO ONG, thereto as principal and his own name as attorney-in-fact.

WITNESS my hand and official seal.

Arthur L. Albers

and performance in all respect. I, MARLENE YAO ROBATO ONG, acknowledge that I have no claim or interest in LOT NO. 7110-NEW-NEW-2, YIGO and LOT NO. 7110-NEW-NEW-R2, YIGO, GUAM, and to the extent that I do have any interest, I hereby consent in the execution of the WARRANTY DEED, executed by my spouse, DAVID ONG.

Dated: This 27 day of FEBRUARY, 2007.

Marlene Yao Robato Ong

~~MARLENE YAO ROBATO ONG
BY: DAVID HU ONG
HER ATTORNEY-IN-FACT # 7514860~~

GUAM, U.S.A.

CITY OF MAITE

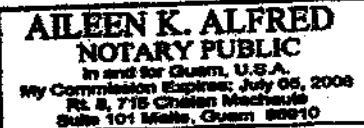
)
ss:
)

On this 27 day of FEBRUARY, 2007, before me a Notary Public, in and for GUAM, U.S.A., personally appeared DAVID HU ONG known to me to the person whose name is subscribed to the foregoing instrument as the attorney-in-fact of MARLENE YAO ROBATO ONG, and he acknowledge to me that he subscribed the name of MARLENE YAO ROBATO ONG, thereto as principal and his own name as attorney-in-fact.

WITNESS my hand and official seal.

(SEAL)

Aileen K. Alfred
NOTARY PUBLIC



5. Wellborn Subdivision Survey Map PLS 60

- a. Consolidation Survey Map
- b. Subdivision Survey Map
- c. Subdivision Survey Map Match Lines 1 through 4

6. GEPA FONSI Environmental Impact Assessment

- a. GEO Engineering & Testing, Inc., Soils and Percolation Test
- b. Water and Sewage Demand Estimate
- c. Electrical Calculations

Guam Environmental Protection Agency

Environmental Impact Assessment

CASE NO.: _____ PROJECT TITLE: Wellborn Estates

APPLICATION FOR FINDING OF NO SIGNIFICANT IMPACT

1. Name, address and business telephone of applicant:

Wellborn LLC
C/O Harry D. Gutierrez, Consultant
119 Gutierrez Way
Agana Heights, Guam 96932
Phone: (671) 482-5315
Fax: (671) 632-2763

2. Name and title of representative if applicant is a business or governmental agency:

Attn: **Harry D. Gutierrez, Consultant**

3. Location of proposed project: (Include tract, lot, municipality and a location map).

The proposed Wellborn Estates is located within the Municipality of Yigo north of Gayinero Road and within the immediate proximity of Our Lady of Lourdes Catholic Church. The site fronts Marine Corp Drive and is bounded to the north by Milalak Drive and Tun Josen Diego Road to the south. It is contiguous to Springhill Subdivision located to the west while the Church of Jesus Christ of Latter Day Saints is immediately north across Milalak Drive.

The Wellborn Estates received a tentative subdivision approval on September 25, 2009 and a renewal on August 30, 2010. The project was delayed based on the availability of local skilled laborers and the inability to meet such shortfalls resulting from the moratorium established by the U.S. Department of State on H-2B temporary worker visas. Additionally, delays and waning economic conditions influenced the developer to reformulate the focus of the subdivision towards a broader market base of consumers. The Wellborn Estate subdivision is a new plan and layout with almost synonymous traffic, water, sewer and electrical impacts as the prior approved plan.

Land uses in the immediate vicinity range from vacant/undeveloped parcels, denominational churches, single-family residential uses, a school, commercial uses and the GPA power generation/Yigo substation.



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Telephone (671) 482-5315 • Facsimile (671) 632-2763 • harry.gutierrez@yahoo.com

The Wellborn Estates contain the following parcels:

Figure 1.

ORIGINAL PARCELS			
PARCEL	DESCRIPTION	ACREAGE	ACREAGE AREA CODE
1	119 GUTIERREZ	59,988	60,000
2	MILALAK DRIVE	3,716	3,716
3	TUN JOSÉN DIEGO ROAD	62,684	62,651
Total Area:		126,388	126,367

The parcels will be consolidated and recorded setback reservations along Milalak Drive and Tun Josen Diego Road will be parceled out meeting the requirements to establish the new tract designation for the Wellborn Estates subdivision project.

Figure 2.

PROPOSED CONSOLIDATION PRIOR TO WELLBORN ESTATES TRACT SUBDIVISION			
PARCEL	DESCRIPTION	ACREAGE	ACREAGE AREA CODE
1	119 GUTIERREZ	123,923	Wellborn Estates Developable
2	MILALAK DRIVE	432	Access
3	TUN JOSÉN DIEGO ROAD	2,033	
Total Area:		126,388	

4. General nature of project: (i.e. single family residence, gas station, parking lot, etc.)

Wellborn LLC, the owner of the project, proposes to subdivide one hundred twenty one (121) single family lots and a "C" (Commercial) lot establishing the context of the proposed project within Yigo. The proposed subdivision is dual zoned. Over 75% of the entire site is predominately zoned "R2" (Multiple Dwelling) while the remaining area fronting Marine Corp Drive is "C" (Commercial). The commercially zoned area is setback two hundred (200) feet along Marine Corp Drive.

The project area is zoned for "R2" (Multiple Dwelling) but "R1" (Single Family) detached homes in a one hundred twenty one (121) single family site is proposed. The commercialized area will be accessible from Marine Corp Drive and not from within the project site. All infrastructural accommodations to this area is separate and apart from the primary one hundred twenty one lot single family subdivision.

The project encompasses a fully improved residential subdivision integrating the



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necessary amenities to support a successful community and further offers substantial benefits for Guam and Yigo. The project through a single phase three (3) increment development process is planned towards maximizing site sensitivity and compatibility with the adjacent and contiguous residential areas. This scheme of development will mitigate and abate much of the environmental impacts caused by construction to the contiguous residential housing units. Construction of the subdivision improvements is expected to exceed twelve (12) months only after all necessary permits and government approvals are secured.

5. Are any of the following critical environmental factors affected by the proposed project? If yes, describe the impact, otherwise enter "none".

<u>Environmental factor</u>	<u>Impact</u>
Archaeological feature	NONE
The property is located within an area that has received disturbance. No known archaeological features are known to exist or have been recorded on the site or within the immediate vicinity.	
Critical habitat area	NONE
The site is not located in or near an area identified as critical habitat.	
Groundwater recharge area	YES
The lot is situated within the northern aquifer designated as GEPA APCI. However, impacts to the recharge area are abated and at least nominal as sewage will be conveyed through the public system while storm drain retention facilities will be diverted to a centralized ponding area upon completion of the project.	

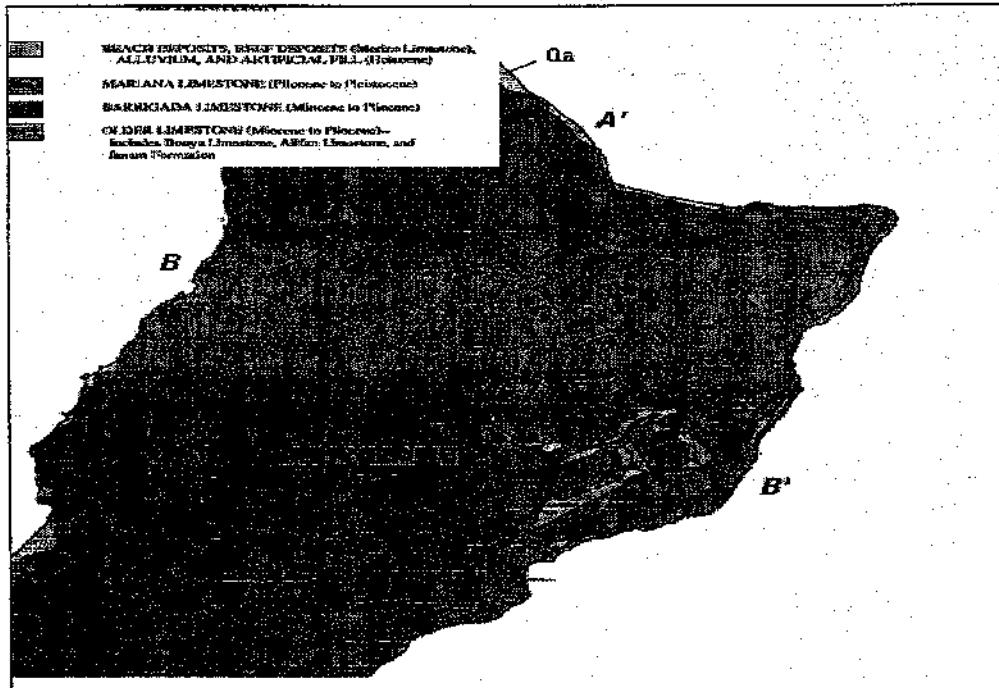


Figure 3. Underlying Barrigada Limestone.

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Marine waters**NONE**

The property is located in-land located distally away from any marine resources. Impact to coastal resources is highly doubtful.

Pristine forest**NONE**

The subject property lies on Barrigada limestone which is described as massive, medium to coarse grained, white foraminiferal limestone. Lentic and lotic aquatic conditions do not occur within or adjacent to the property. The parcel contains primarily secondary growth vegetation which would be categorized as disturbed vegetation. The site consists of mostly overgrown vegetation. Most of the property has been cleared over several different occasions. Westward side of the property was cleared partially during Spring Hills Phase I development and the Marine Corps Drive side during widening of Route 1. Clearing and grading of the property site will be coordinated and directed to the attention of the the Department of Parks and Recreation through the Building Permit process that will be initiated by the Owner, or its Representative.

Reef flats**NONE**

It is highly doubtful for the project to directly impact the reef resources.

Streams, lakes or ponds**NONE**

No water courses or wet lands are situated within the proximity. The geological disposition of limestone is highly porous with rapid permeability.

Watersheds**NONE**

Ibid as above.

Wellhead protection zone**NONE**

The site is not located within any wellhead protection zone. Proximal Wells are located across Marine Corp Drive adjacent to the Bordallo/Takano Subdivision.



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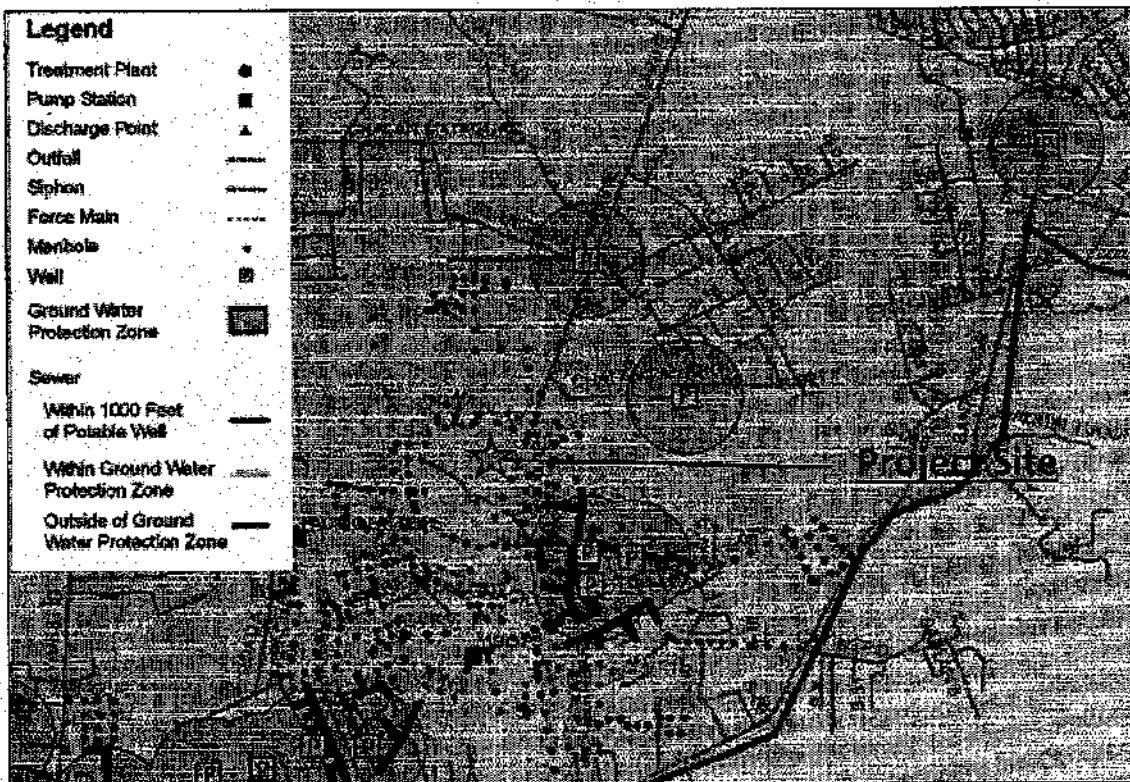


Figure 4. Wellhead protection zone located on Bordallo/Takano Subdivision across Marine Corp Drive.

Wetlands

Ibid as Streams, lakes or ponds.

NONE

6. Will the project result in any of the following environmental impacts:

Production of toxic or hazardous waste?

The proposed subdivision will conform to the permitted activities within the zone. No anticipated toxic wastes are anticipated during the construction phase of development. Any soils resulting from any accidental heavy equipment oil spills will be disposed of in accordance with EPA protocols.

Dislocation of existing businesses?

No businesses will be displaced. The proposed project parcels $\pm 25,210$ square meters of Marine Corp Drive frontage for commercial purposes. The proposed commercialized activity anticipates added commercial opportunities to the area.
- residences?

The site currently situates no dwelling units. No residences will be displaced as a result of the proposed activity. However, one hundred twenty one (121) single family lots are proposed within the Wellborn Estates subdivision.



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- public areas?

The parcel is owned by Wellborn LLC. No public resources will be encroached upon.

- Production of air contaminants?

Primary emission impacts will be derived solely from vehicular movements in and out of the site during construction and upon occupancy. This source is unlikely to create any significant or adverse impacts in the project area. No backup generation systems are proposed on site.

Increase in the requirements for:

System Development Charges (SDC) are fees that are assessed by the Guam Waterworks Authority on new development and to those persons who are changing an existing building or facility where density is increased. The SDC fee pays a portion of the costs borne by GWA to accommodate the increased demand for water and wastewater services that arise from the new development. These fees are collected to help offset the impact your project will have on the Island's infrastructure of water and sewer systems.

Figure 5.

SYSTEM DEVELOPMENT CHARGE (SDC) FEE SCHEDULE

Water Meter Size	Water SDC	Sewer SDC	Total SDC
3/4"	\$3,190	\$5,212	\$8,402
1"	\$5,316	\$8,686	\$14,002

It is estimated that the minimum 3/4 inch line size SDC fee at eight thousand four hundred two dollars (\$8,402) per unit assessed at one hundred twenty one (121) units will amount a minimum of one million sixteen thousand six hundred forty two dollars (\$1,016,642) for GWA. This amount may increase contingent on the design, floor height and distance from the water main of a particular unit requiring a one (1) inch meter.

- drinking water supply?

The Wellborn Estates Subdivision will be integrally serviced through the existing public water system. A 12 inch main runs along Route 1. The project anticipates a daily water usage of forty eight thousand four hundred (48,400)gpd. An 8 inch water main will convey water from Milalak Drive along the northern boundary of the project.



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Figure 6.

DOMESTIC WATER SUPPLY CONSUMPTION	
<i>Standard Unit Type (Assumed):</i>	<i>4 Bedroom Single Family Dwelling</i>
<i>Number of Units</i>	<i>121</i>
<i>Estimated Number of Occupants per unit:</i>	<i>5 individuals per unit</i>
<i>Estimated quantity of water per person per day (gallon):</i>	<i>80 gallons per day</i>
<i>Total quantity of water required per day (gallon):</i>	<i>48,400 gallons per day</i>

*There will be an increase in water consumption for the proposed project. A six (6) inch water line main is sized within the main arterial rights of way within the subdivision. Also, a six (6) inch line will extend southbound exiting the development onto the existing street, Tun Josen Diego Road, then extending towards Marine Corps Drive to make the final connection. It will supply the fire hydrant/protection system for the development and will connect to existing six (6) inch GWA water main line along Marine Drive Corps. A two (2) inch secondary waterline or GWA's recommended size will be installed through the lanes and the water line will then be connected to the new six (6) inch line on both sides looping the waterline connection, in order, to distribute water throughout the community equally balancing pressure and flow. The one hundred twenty one (121) single family homes will be assessed a GWA Potable water calculations are provided within the application.
- sewage disposal?*

The Wellborn Estates Subdivision will be adequately serviced through a centralized public sewage system. Sewage within the development will be conveyed through conventional 8 inch gravity line that will connect along Milalak Drive and Tun Josen Diego Road. Wastewater capacity calculations indicate that the additional 121 parcel subdivision will generate an average flow of 20 gallons per minute into an 8 inch gravity line within phase II of Ypapao Estates.

Figure 7.

DOMESTIC DAILY SEWAGE FLOW	
<i>Percentage of Daily Sewage Flow</i>	<i>110%</i>
<i>Estimated Water Consumption</i>	<i>48,400 gallons per day</i>
<i>Estimated Daily Sewage Flow</i>	<i>53,240 gallons per day</i>

The waste water sewage requirements from the project is estimated to generate an average flow of fifty three thousand two hundred forty (53,240) gallons per day. The proposed sewer connection will be six inch (6") gravity flow connecting to an existing eight inch (8") GWA sewer system fronting Marine Corps Drive.



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- vehicle traffic?

Wellborn Estates provides for two (2) sixty (60) feet wide collector roads whose ingress and egress are located on Tun Josen Diego Road and Milalak Road connected to Marine Corp Drive. The two roads are located distally apart along the northern and southern boundaries of the development. The proposed development does not anticipate to adversely add to the current vehicular traffic along Marine Corp Drive. However, there will be increased vehicular trips along Tun Josen Diego Road and Milalak Road. Based on vehicle trip factors obtained from Stover and Koepke (1988), the maximum number of vehicles trips per day to and from the additional 121 single unit subdivision may be as much as 2,651. This high traffic estimate will occur during special occasions, e.g., fiestas. The mean number of vehicle trips per day is estimated at 1,214 or 122 vehicle trips during peak hours.

7. - Clearing and grading?

Clearing and grading permit will be required of this proposed subdivision. Earthwork on the site will be mandatory in meeting with the final grade plan requiring a balance of cut and fill activities enabling the gravity sewage and storm water systems to work. An environmental protection plan and erosion control plan will be prepared by the contractor prior to the acquisition of the permit. A permit will be acquired from the Department of Public Works and cleared through the various agencies prior to commencement of any civil activities.

Survey map categorize the type of soil: Guam-Urban Land Complex, which is a limestone plateaus that are characterized by the effects of development where roads, buildings, parking lots and airstrip are usually built. The soil is usually disturbed by land shaping for urban development. The subsoil is coralline limestone. For more detailed information for the site ground, refer to the "Report GeoTechnical Investigation".

Slope: The overall project site topography is relatively flat, slightly sloping towards the south east. The highest portion of the site is located within the northwest portion of the property adjacent to the existing Spring Hills Phase I subdivision with thirty two (32) existing single family homes, just beyond the project site westward about two hundred (200) feet away is the summit of the Spring Hills with elevation of five hundred thirty (530) feet. The highest elevation of the project site is approximately five hundred and eight (508') feet. The lowest elevation of the project site is located at the southeast most part of the property and approximately four hundred sixty five (465) feet.

The relative topography of the property seems to converge, from all directions sloping downward towards the southeast portion of the property.



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- On-site, individual waste water disposal system?

None. However, storm water retention facilities are provided within the proposed subdivision to sustain all storm water runoff from the development meeting the 20 year storm requirement. Storm water drainage system run-offs from the project site will be collected and handled on-site. No discharge of storm water runoff will be allowed beyond the project boundaries.

- Above ground or below ground storage tank?

No such facility will be situated within the proposed project site.

DECLARATION BY APPLICANT

This project will not result in a significant adverse environmental impact.

Applicant

Date



HARRY D. GUTIERREZ, Consultant • 119 Gutierrez Way • Agana Heights, Guam 96932

Telephone (671) 482-5315 • Facsimile (671) 632-2763 • harry.gutierrez@yahoo.com

GEO-ENGINEERING & TESTING, INC.*Geotechnical Engineers / Drillers*

P. O. Box 8170, Tamuning, GU 96931

Tel: 671/646-7710

Fax: 671/646-6600

11 December 2007
490.03

Studio E Development
 P.O. Box 307
 Hagatna, Guam 96932
 Tel. No. (671) 646-8915

Attention: Mr. Jae Ji

Dear Mr. Ji:

Percolation Test
Lot 7110-NEW-NEW-1,
Lot 7110-NEW-NEW-2,
Lot 7710-NEW-NEW-R2,
Wellborn Estate
Yigo, Guam

We performed one percolation test at the approximate location shown on the attached plan. We excavated the percolation test pit utilizing a backhoe down to a depth of 8 feet below the existing ground surface. The test hole exposed 2.5 feet soft, reddish brown-white silt with coralline limestone gravel. Thereafter, it was weak to moderately hard, light brown-white coralline limestone.

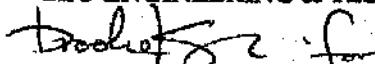
The percolation test hole was first saturated with water prior to conducting the test. The following results were obtained:

Percolation Test No.	Initial Rate, inches/minute	Overall Percolation Rate, inches/minute	Last Percolation Rate, inches/minute	Recommended Design Rate, inches/minute
1	2.143	0.786	0.621	0.621

Please contact us if there are any questions.

Respectfully submitted,

GEO-ENGINEERING & TESTING, INC.



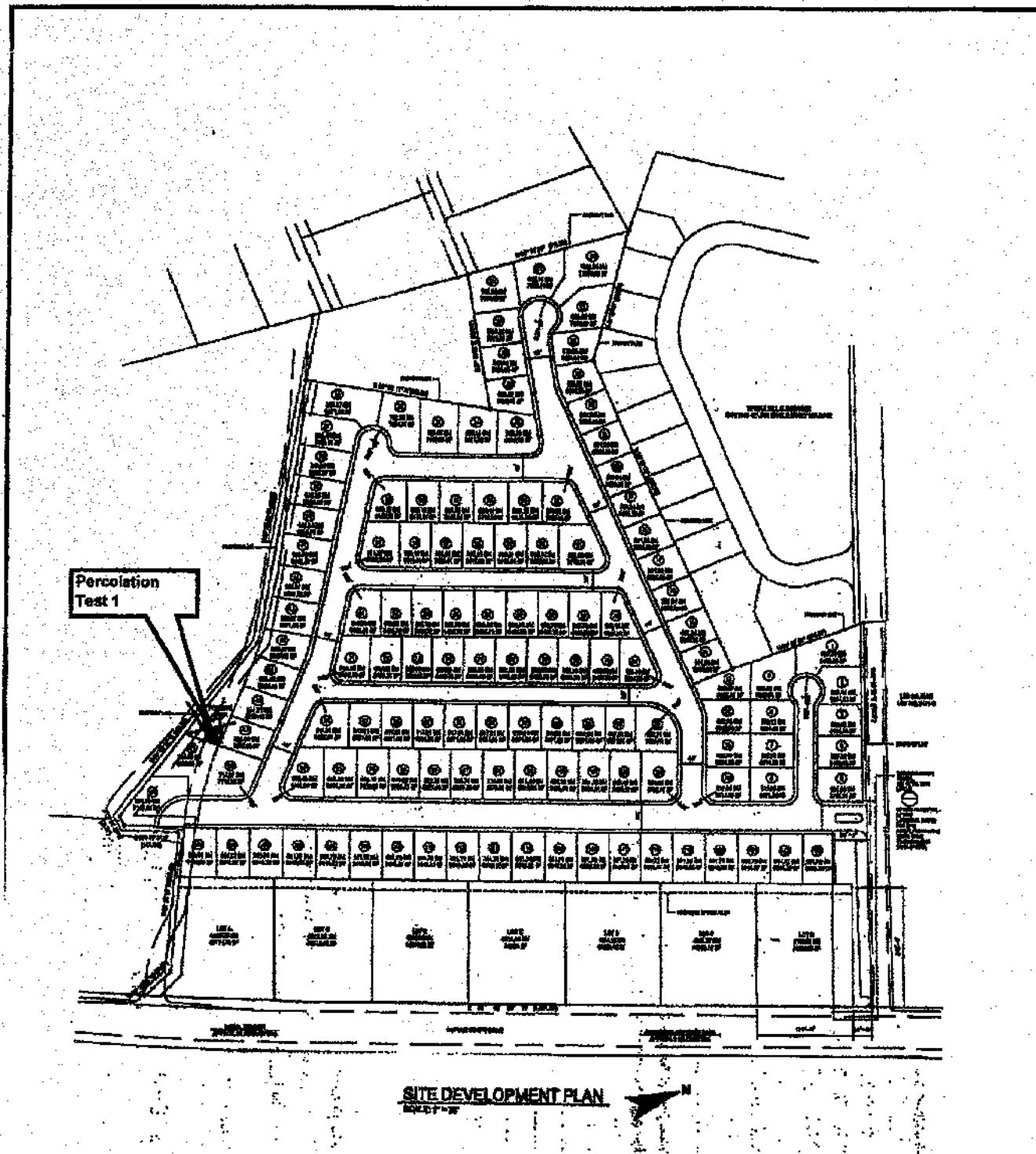
Ukrit Siriprusanan
 Civil Engineer - 360

Attachment: Percolation Test Location

12/12/2007 10:08 FAX 6468-00

GEO ENGINEERING

0002/0002



GEO-ENGINEERING & TESTING, INC.
Geotechnical & Material Testing Engineers

Job No. 490.03

Appr. US/

Date 12/11/07

YIGO

PERCOLATION TEST LOCATION PLAN
Studio E Development

PLATE

1

GUAM

Project: Proposed Subdivision
Yigo, Guam

Date: 12/2007

PONDING BASIN

Composite "c"

Roof	=	6.22 Acre	X	0.98	=	6.09
Paved Area =		9.32		0.93	=	8.67
Green Area =		15.54		0.65	=	10.10
		31.08 Acres				24.86

$c'' = 0.80$
Assumed Soil Seepage Area = 8784

Percolation Rate, v (inches/minute) = 0.621

Trials	Vol = -1917.803	Trial 5	Vol = 4455.311914
2	Vol = -809.103	6	Vol = 6618.982027
3	Vol = 696.51446	7	Vol = 9663.390526
4	Vol = 2073.3218		

Rainfall (iph) from Depth-Duration Graph, Fig. 6.1

i 40 =	3.4
i 60 =	3.75 (1.0 hours)
i 90 =	4.4 (1.5 hours)
i 120 =	4.95 (2 hours)
i 180 =	5.65 (3 hours)
i 240 =	6.6 (4 hours)
i 360 =	7.5 (6 hours)
i 1440 =	14.8 (24 hours)

Outflow

Existing infiltration trench seepage area, a = 8784 sf
v (inches/minute) = 0.621 = 0.0008625 cfs

$Q^* = (a) (v) = 7.57620 \text{ cfs}$

Inflow

tm = 20 years

Water Shade Area = 31.078896 acre

tc = 10 minutes for area less than 100 acres

$c' = 0.35$

$c'' - c' = 0.45$ (existing condition is green)

Infiltration Trench Volume by Trial

Trial 1: 40 minutes
 $i = 3.4 = 5.10 \text{ iph}$

40/60

Inflow, $Q'' = (c'' - c') i = 71.326067 \text{ cfs}$

Volume = $(Q'' - Q^*) [(40) (60)(10) (60) (Q^*)/Q'']$
= 63.750 X -30.08325147
= -1918 cf

Trial 2: 60 minutes
i = 3.75 = 3.75 iph
60/60
Inflow, Q" = $(c'' - c') i / 52.445637$ cfs
Volume = $(Q'' - Q^*) [(60) (60) (10) (60) (Q^*)/Q'']$
= 44.869 X -18.03238647
= -809 cf

Trial 3: 90 minutes
i = 4.4 = 2.93 iph
90/60
Inflow, Q" = $(c'' - c') i / 41.024143$ cfs
Volume = $(Q'' - Q^*) [(90) (60) (10) (60) (Q^*)/Q'']$
= 33.448 X 20.82383541
= 697 cf

Trial 4: 120 minutes (2 hours)
i = 4.95 = 2.48 iph
120 / 60
Inflow, Q" = $(c'' - c') i / 34.614121$ cfs
Volume = $(Q'' - Q^*) [(120) (60) (10) (60) (Q^*)/Q'']$
= 27.038 X 76.68200013
= 2073 cf

Trial 5: 180 minutes (3 hours)
i = 5.65 = 1.88 iph
180 / 60
Inflow, Q" = $(c'' - c') i / 26.339364$ cfs
Volume = $(Q'' - Q^*) [(180) (60) (10) (60) (Q^*)/Q'']$
= 18.763 X 237.4499203
= 4455 cf

Trial 6: 240 minutes (4 hours)
i = 6.6 = 1.65 iph
240 / 60
Inflow, Q" = $(c'' - c') i / 23.07608$ cfs
Volume = $(Q'' - Q^*) [(240) (60) (10) (60) (Q^*)/Q'']$
= 15.500 X 427.0343937
= 6619 cf

Trial 7: 360 minutes (6 hours)
i = 7.5 = 1.25 iph
 360/60
Inflow, Q'' = $(c'' - c') i / 17.481879$ cfs
Volume = $(Q'' - Q^*) [(360) (6) (10) (60) (Q^*)/Q'']$
= 9.906 X 975.540439
= 9663 cf

REQUIRED VOL. OF POND. = 9663.3905 S.F
Assume 7 foot depth of Ponding w/ 2'-0" freeboard
ACTUAL VOLUME OF POND. = 10924 AREA S.F. x 5 Feet Deep = 76468 C.F
AREA @ TOP = 13064 S.F @ 5' DEEP., AREA @ BOTTOM = 8784 S.F.
AREA @ TOP = 150 LENGTH x 100 WIDTH = 15000 S.F.

76468 C.F. > 9663.3905 C.F THEREFORE ADEQUATE

D R A I N A G E C A L C U L A T I O N S

WATER AND SEWAGE DEMAND ESTIMATE
121 UNIT WELLBORN SUBDIVISION

DOMESTIC WATER SUPPLY CONSUMPTION	
Standard Unit Type:	4 Bedroom Single Family Dwelling
Number of Units	121
Estimated Number of Occupants per unit:	5 individuals per unit
Estimated quantity of water per Person per day (gallon).	80 gallons per day
Total quantity of water required Per day (gallon).	48,400 gallons per day

DOMESTIC DAILY SEWAGE FLOW	
Percentage of Daily Sewage Flow	110%
Estimated Water Consumption	48,400 gallons per day
Estimated Daily Sewage Flow	53,240 gallons per day

ELECTRICAL CALCULATIONS
(YIGO SUBDIVISION)

1. DEMAND LOAD-DWELLING UNIT TYPE "A"

GENERAL LTG. AND RECEPT. 3 VA/SF X 2,400 SF	= 7,200 VA
SMALL APPLIANCES 1,500 VA X 2	= 3,000 VA
WASHING MACHINE	= 1,500 VA
DRYER	= 5,000 VA
EWH	= 9,000 VA
DISPOSER	= 1,000 VA
REFRIGERATOR	= 1,200 VA
FREEZER	= 1,200 VA
MICROWAVE	= 1,500 VA
DISWASHER	= 1,500 VA
SWIMMING POOL PUMP, 5 HP, 230V	= 6,700 VA
RANGE HOOD FAN	= 500 VA
RANGE	= 12,000 VA
AC LOAD	<u>= 14,400 VA</u>
	64,500 VA
FIRST 10,000 VA @ 100%	= 10,000 VA
REMAINDER @ 40%	= 16,040 VA
AC LOAD @ 100%	<u>= 14,400 VA</u>
	38,584 VA

$$I.D.L = 40,440 / 240 = 168.5 \text{ AMP}$$

USE 200 AMP, 120/240V, 1 PHASE, 3W PANEL

2. DEMAND LOAD-DWELLING UNIT TYPE "B"

GENERAL LTG. AND RECEPT. 3 VA/SF X 2,400 SF	= 7,200 VA
SMALL APPLIANCES 1,500 VA X 2	= 3,000 VA

WASHING MACHINE	= 1,500 VA
DRYER	= 5,000 VA
EWH	= 9,000 VA
DISPOSER	= 1,000 VA
REFRIGERATOR	= 1,200 VA
FREEZER	= 1,200 VA
MICROWAVE	= 1,500 VA
DISWASHER	= 1,500 VA
SWIMMING POOL PUMP, 5 HP, 230V	= 6,700 VA
RANGE HOOD FAN	= 500 VA
RANGE	= 12,000 VA
AC LOAD	<u>= 14,400 VA</u> 64,500 VA
FIRST 10,000 VA @ 100%	= 10,000 VA
REMAINDER @ 40%	= 16,040 VA
AC LOAD @ 100%	<u>= 14,400 VA</u> 38,584 VA

$$I.D.L = 40,440 / 240 = 168.5 \text{ AMP}$$

USE 200 AMP, 120/240V, 1 PHASE, 3W PANEL

3. DEMAND LOAD-DWELLING UNIT TYPE "C"

GENERAL LTG. AND RECEPT. 3 VA/SF X 2,236 SF	= 6,708 VA
SMALL APPLIANCES 1,500 VA X 2	= 3,000 VA
WASHING MACHINE	= 1,500 VA
DRYER	= 5,000 VA
EWH	= 9,000 VA
DISPOSER	= 1,000 VA
REFRIGERATOR	= 1,200 VA

FREEZER	= 1,200 VA
MICROWAVE	= 1,500 VA
DISWASHER	= 1,500 VA
SWIMMING POOL PUMP, 5 HP, 230V	= 6,700 VA
RANGE HOOD FAN	= 500 VA
RANGE	= 12,000 VA
AC LOAD	<u>= 13,416 VA</u> 52,924 VA
FIRST 10,000 VA @ 100%	= 10,000 VA
REMAINDER @ 40%	= 11,803 VA
AC LOAD @ 100%	<u>= 13,416 VA</u> 35,219 VA

$$I \text{ D.L.} = 35,219/240 = 146.7 \text{ AMP}$$

USE 200 AMP, 120/240V, 1 PHASE, 3W PANEL

4. DEMAND LOAD-DWELLING UNIT TYPE "D"

GENERAL LTG. AND RECEPT. 3 VA/SF X 2,660 SF	= 7,980 VA
SMALL APPLIANCES 1,500 VA X 2	= 3,000 VA
WASHING MACHINE	= 1,500 VA
DRYER	= 5,000 VA
EWH	= 9,000 VA
DISPOSER	= 1,000 VA
REFRIGERATOR	= 1,200 VA
FREEZER	= 1,200 VA
MICROWAVE	= 1,500 VA
DISWASHER	= 1,500 VA
SWIMMING POOL PUMP, 5 HP, 230V	= 6,700 VA
RANGE HOOD FAN	= 500 VA
RANGE	= 12,000 VA

AC LOAD
= 15,960 VA
68,040 VA

FIRST 10,000 VA @ 100%
= 10,000 VA
REMAINDER @ 40%
= 16,832 VA
AC LOAD @ 100%
= 15,960 VA
42,792 VA

$$I.D.L = 42,792 / 240 = 178.3 \text{ AMP}$$

USE 200 AMP, 120/240V, 1 PHASE, 3W PANEL

5. DEMAND LOAD-STREET LIGHTING

80 EACH STREET LIGHTS, 150 HP
= 12,000 VA

6. TOTAL DEMAND LOAD-DWELLING UNITS

TYPE "A" 25 UNITS X 64,500 VA	= 1,612,500 VA
TYPE "B" 25 UNITS X 64,500 VA	= 1,612,500 VA
TYPE "C" 25 UNITS X 52,924 VA	= 1,323,100 VA
TYPE "D" 25 UNITS X 68,040 VA	= <u>1,701,000 VA</u> 6,249,100 VA

USING OPTIONAL CALCULATIONS TABLE 220-32 THE DEMAND
FACTOR FOR 121 UNITS IS 23% X 6,249,100 VA = 1,437,293 VA

7. GRAND TOTAL DEMAND LOAD-DWELLING UNITS AND STREET LIGHTING

DWELLING UNITS	= 1,437,293 VA
STREET LIGHTING	= <u>12,000 VA</u> 1,449,293 VA

$$1,449,293 \text{ VA} / 1000 = 1,449.29 \text{ KVA}$$

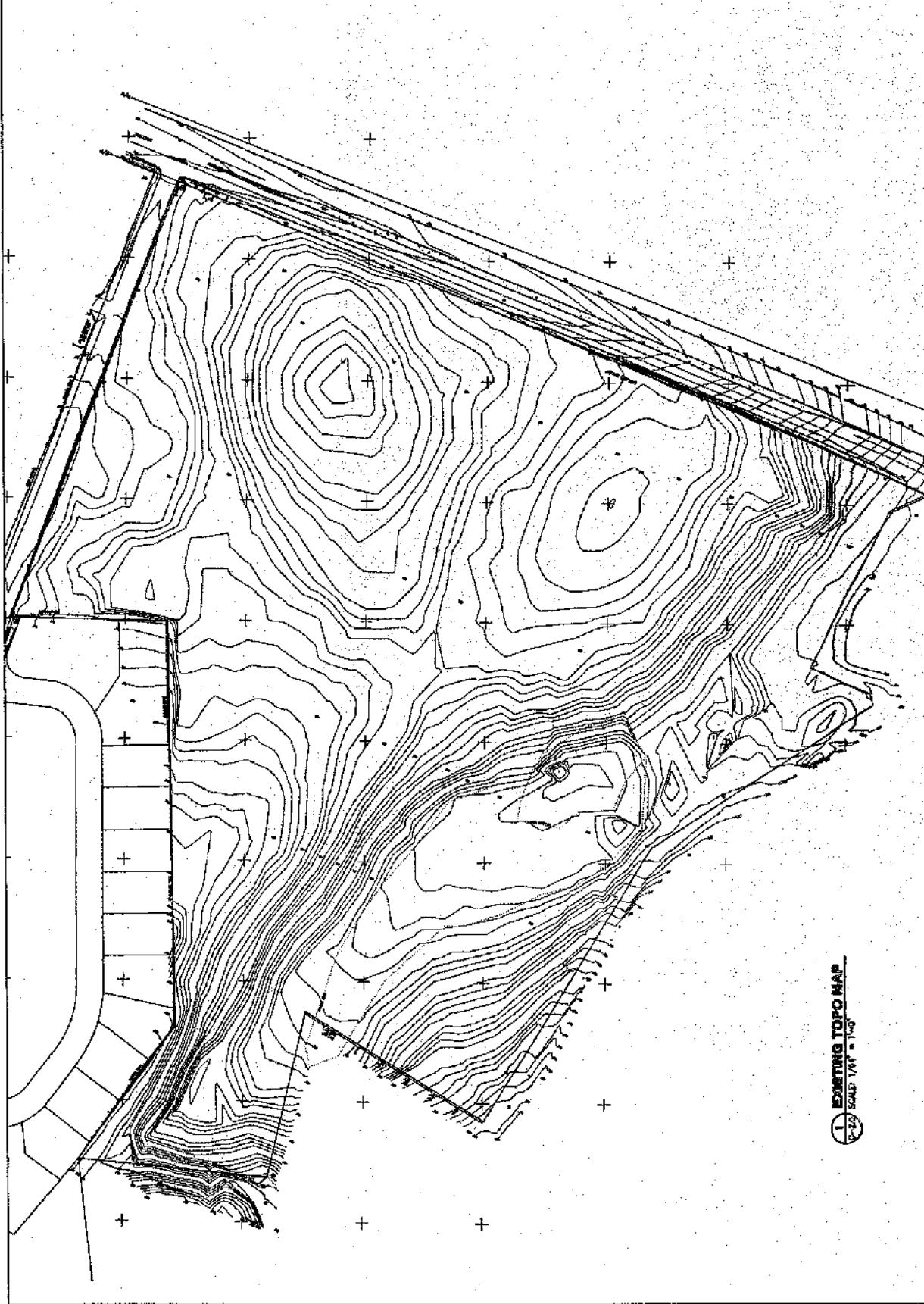
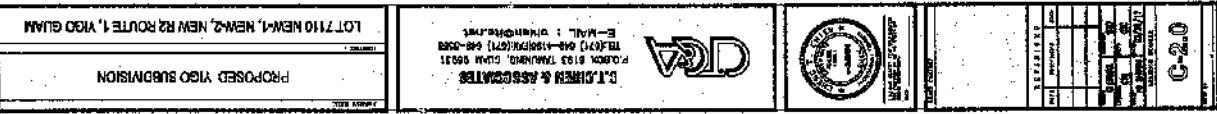
ASSUME 1500 KVA

7. Subdivision Improvements Engineering Design

- a. T-1 Title Sheet
- b. C-1.0 General Notes
- c. C-1.1 Water Main General Notes, Storm/Sewer General Notes
- d. C-2.0 Topo Map
- e. C-2.1 Existing Topo and Proposed Finish Elevation
- f. C-2.2 Proposed Grading and Road Elevation
- g. C-2.3 Road Profile
- h. C-2.4 Road Profile (cont.)
- i. C-3.0 to C-3.4 Propose Subdivision Plan
- j. C-4.0 to C-4.4 Water/Sewer Utility Layout
- k. C-4.5 to C-4.6 Water and Sewer Line Profile
- l. C-4.7 to C-4.8 Water and Sewer Line Profile
- m. C-5.0 to C-5.3 Drainage Plan
- n. C-5.4 to C-5.3 Drainage Profile
- o. C-6.0 Road Signs Markings
- p. C-7.0 Detail (Trench)
- q. C-7.1 Road Profile and Utility Locations
- r. C-8.0 Detail (Water Connection)
- s. C-9.0 Detail (Manhole Air Valve)
- t. C-10.0 Detail (Water Connection)
- u. C-11.0 Detail (Storm Drain)
- v. C-12.0 Detail (Road Details)
- w. C-13.0 Detail (Chain Link)
- x. C-14.0 Detail (Fence Guards)
- y. C-15.0 Detail (Fence Guards)

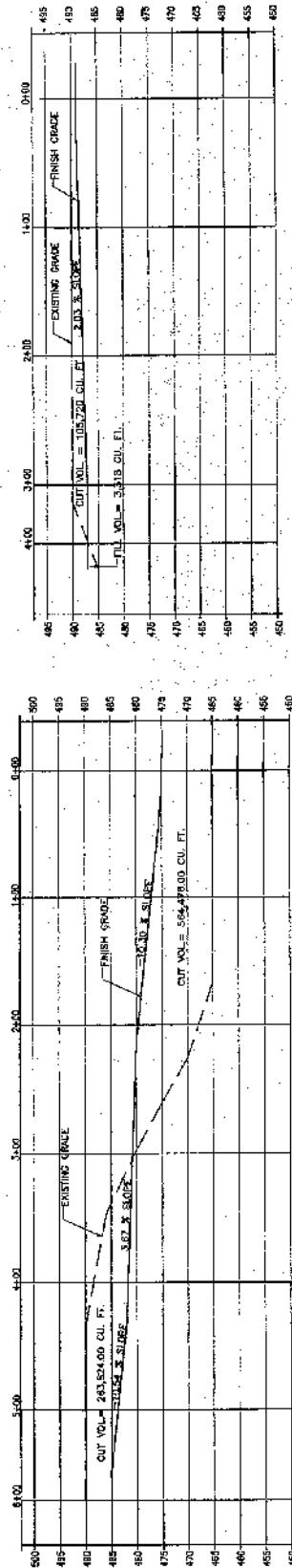
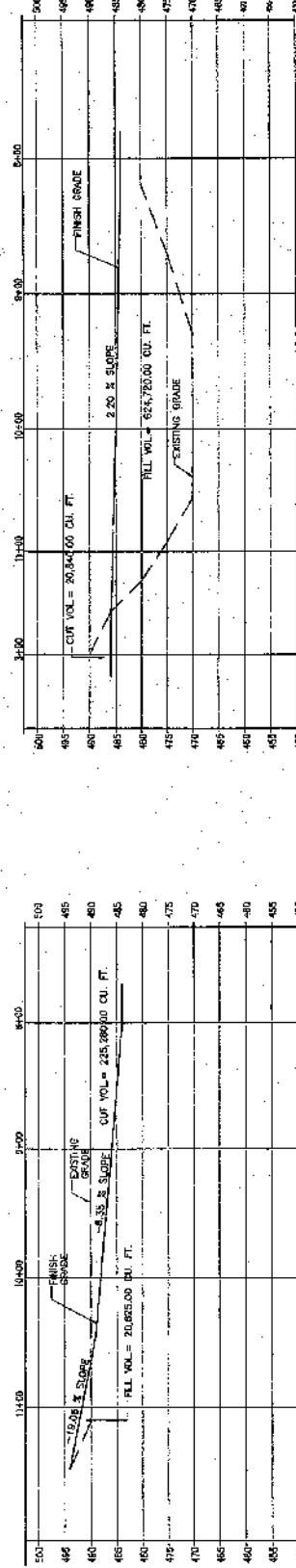
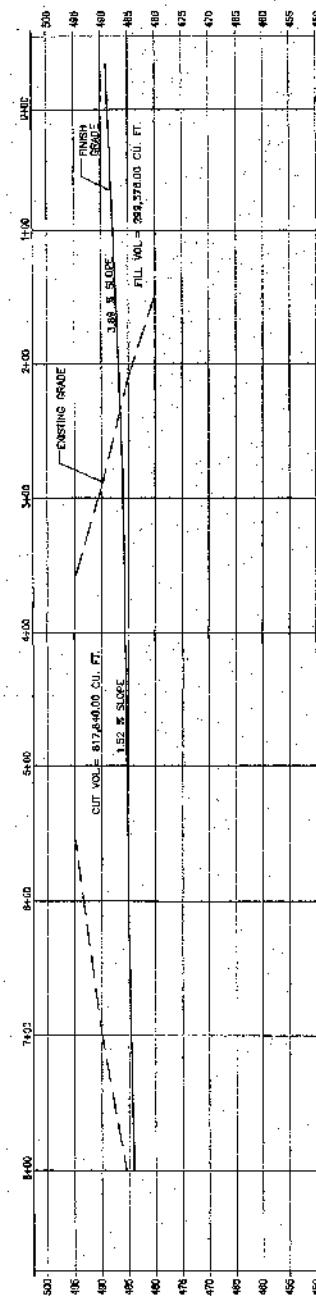
WELLBORN ESTATE SUBDIVISION
LOT 7110 NEW-NEW 1; LOT 7110 NEW-N
LOT 7710 NEW-NEW R2
ROUTE 1, YIGO, GUAM

WELLBORN ESTATE SUBDIVISION
LOT 7710 NEW-NEW 1; LOT 7710 NEW R2
ROUTE 1, YIGO, GUAM



LOT 1110 NEW 1, NEW 2, NEW 2A ROUTE 1, VIGO GUM

PROPOSED VIGO SUBMISSION

PARKER 031 TURNING, GUM 35001
TEL (717) 881-1882/881-1883
E-MAIL: GUM@PADECO.COM

LOT 7110 NEW 1, NEW 2, NEW 2Z ROUTE 1, VIGO GUM

PO BOX 6183 DUBLIN, OHIO 43016
TELE(614) 451-4444 FAX 451-4445
E-MAIL: GUM@NET.COM



STATION	HORIZONTAL DISTANCE	VERTICAL ELEVATION
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COT 7110 NEW-1, NEW-2, NEW-3 ROUTE 1, WIGO GUAR

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PROBLEME

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OPOSED GRAVADING & ROAD ELEVATION

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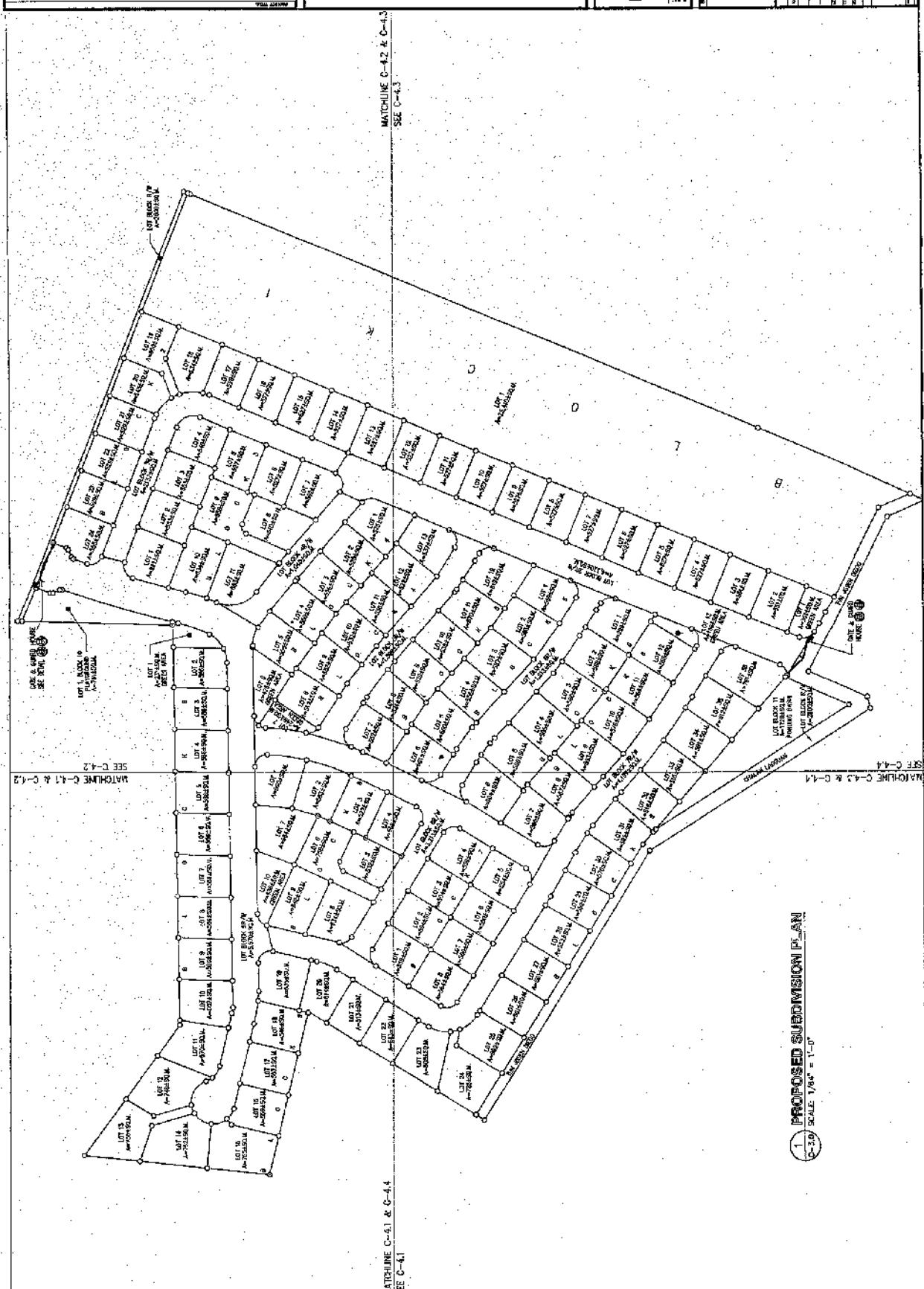
LOT 7116 NEW-1, NEW-2, NEW R2 ROUTE 1, YIGO GUAM

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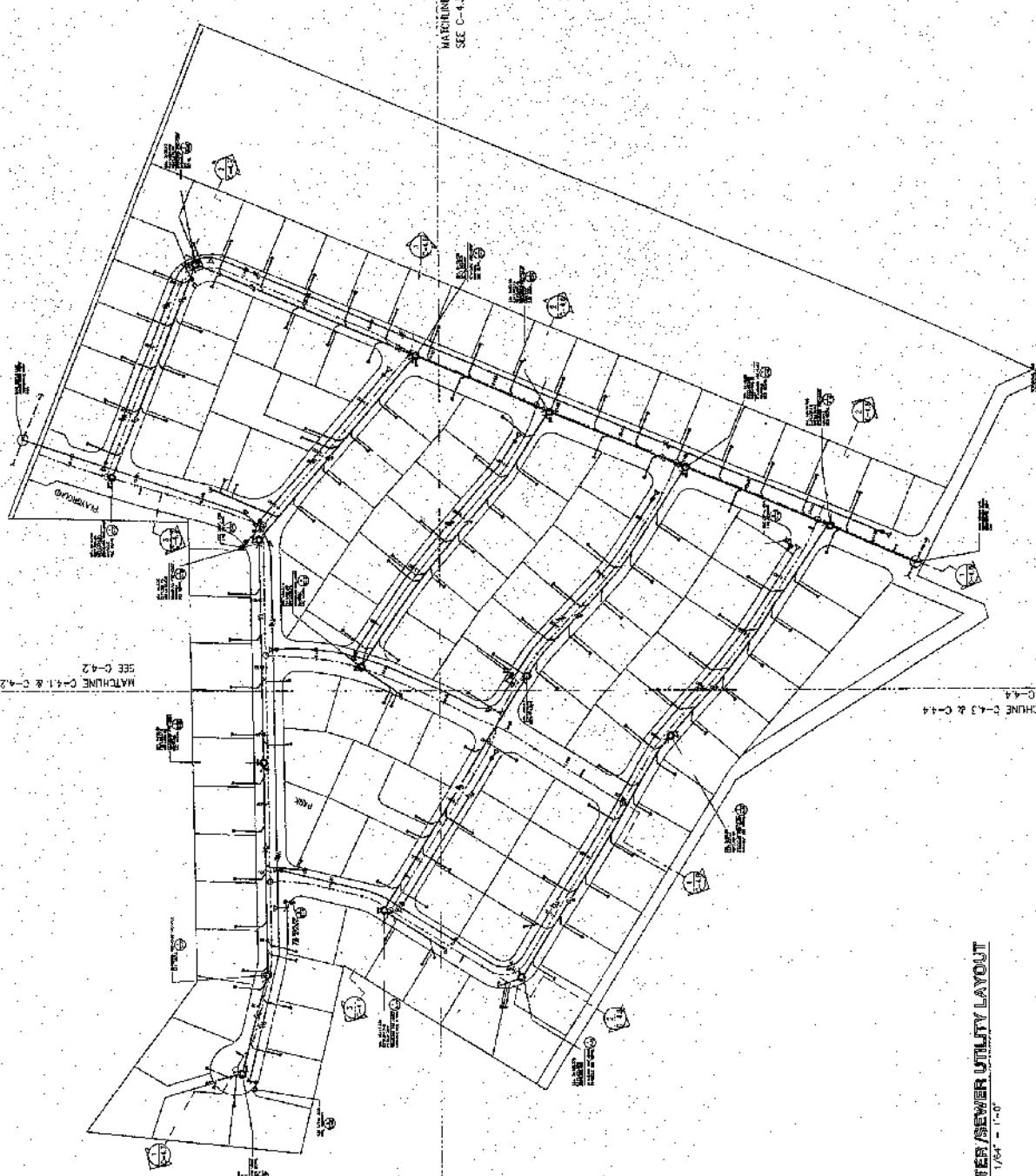
LOT 110 NEW 1, NEW 2, NEW PZ ROUTE 1, VIGO GUM

PROPOSED VIGO SUBDIVISION

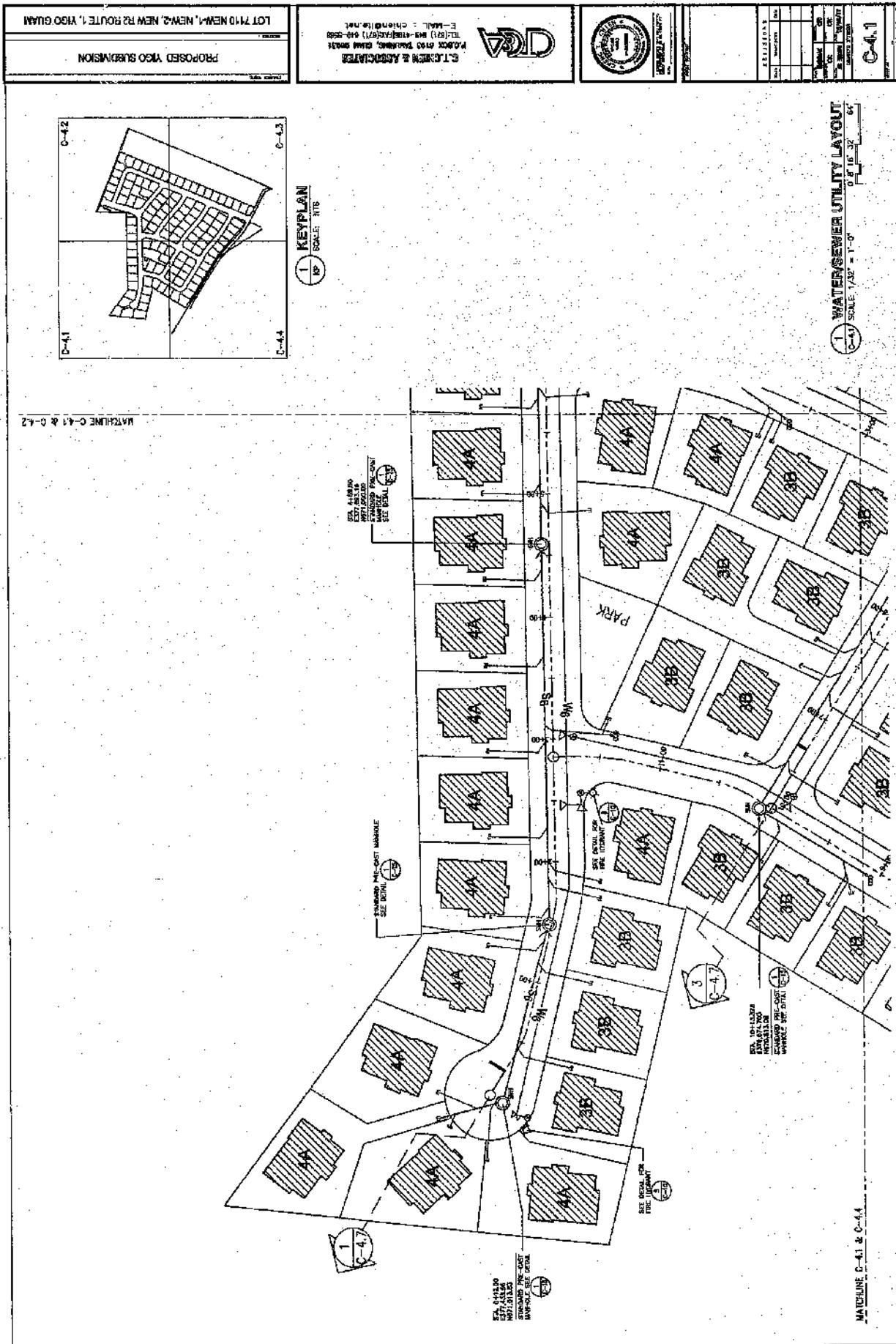
LOT 110 NEW 1, NEW 2, NEW PZ ROUTE 1, VIGO GUM
MAIL : 01-606-116-0001 TEL: 01-606-116-0001
PUSC 6183 TANANGI, GUM 9991

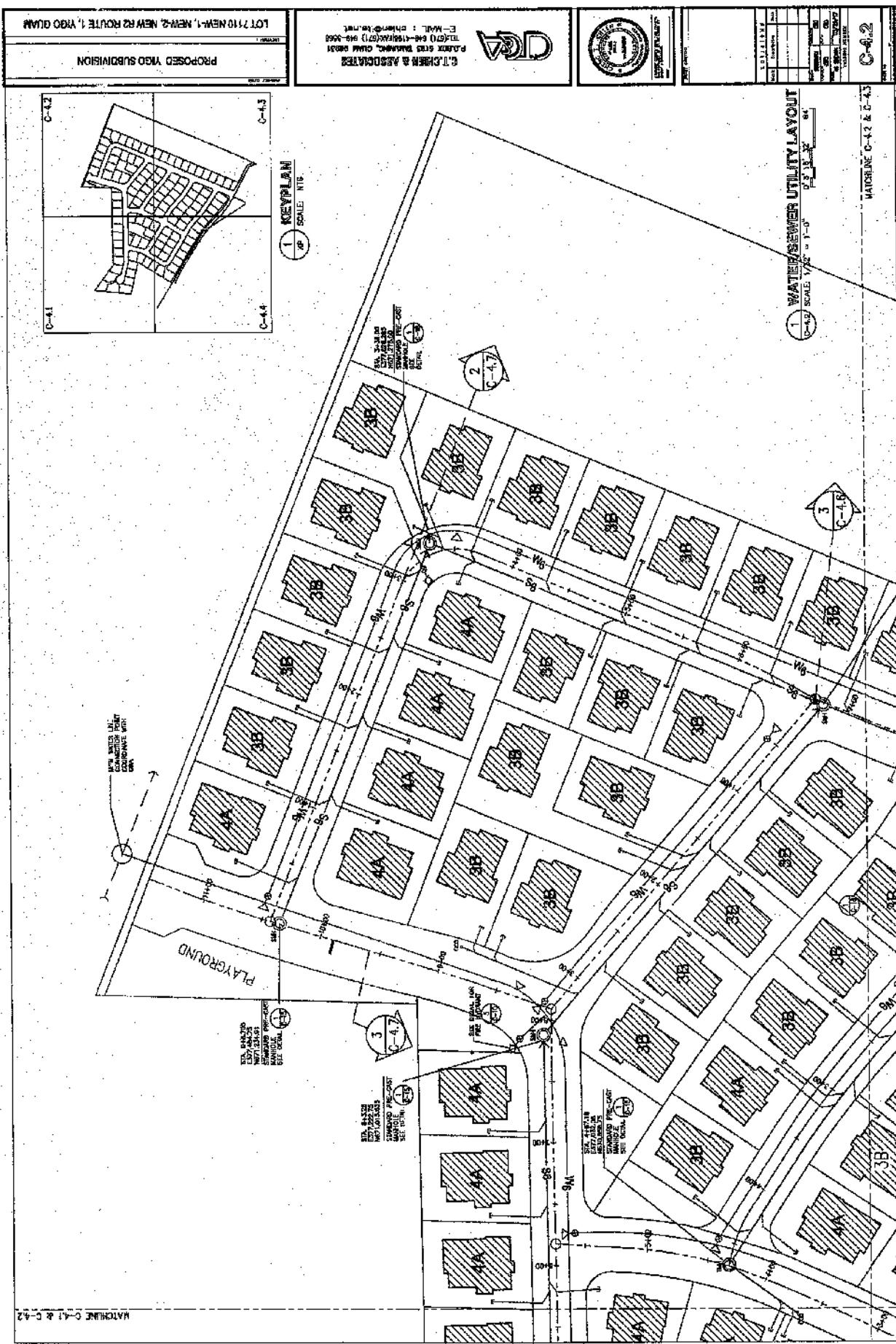


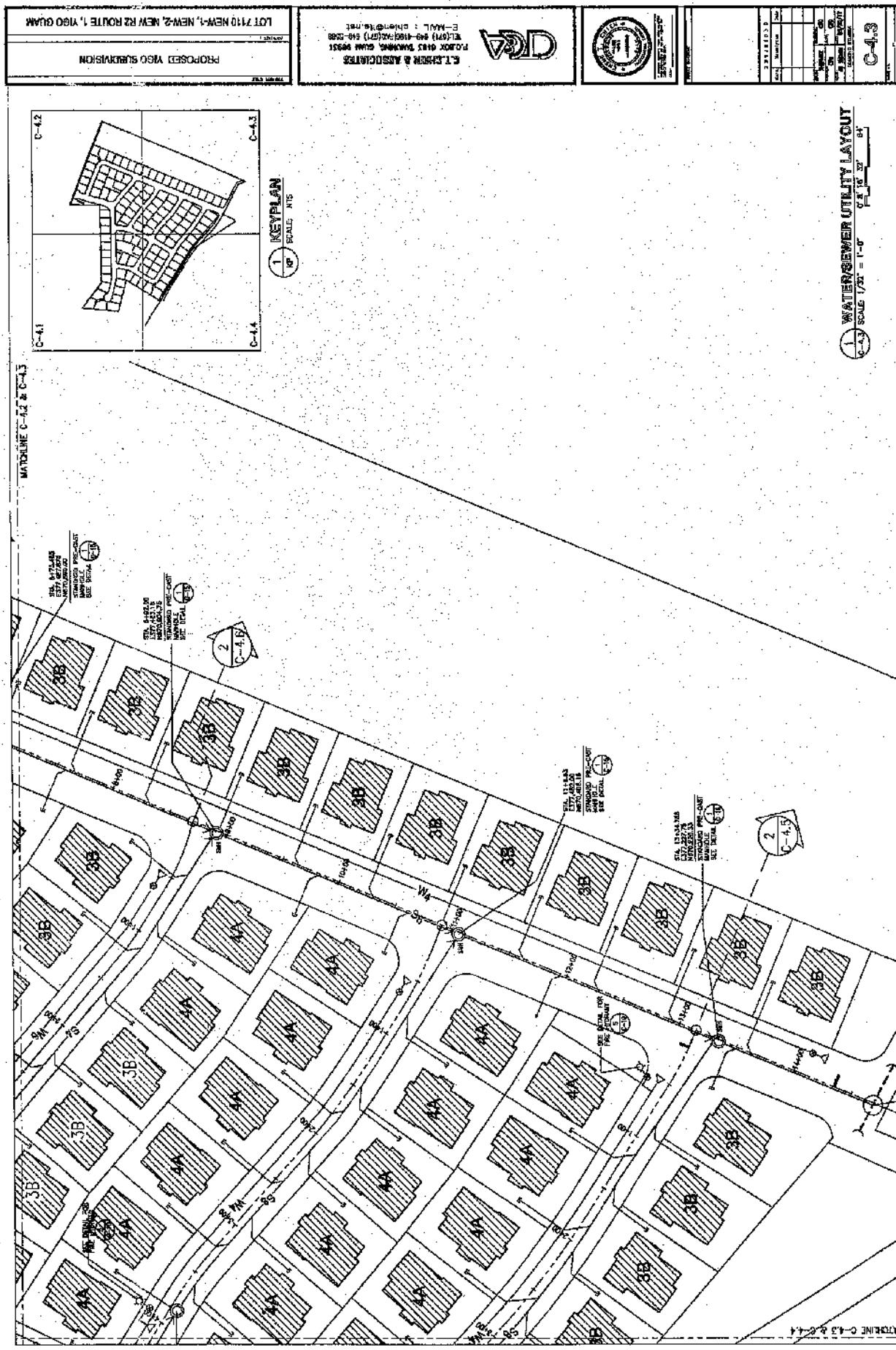
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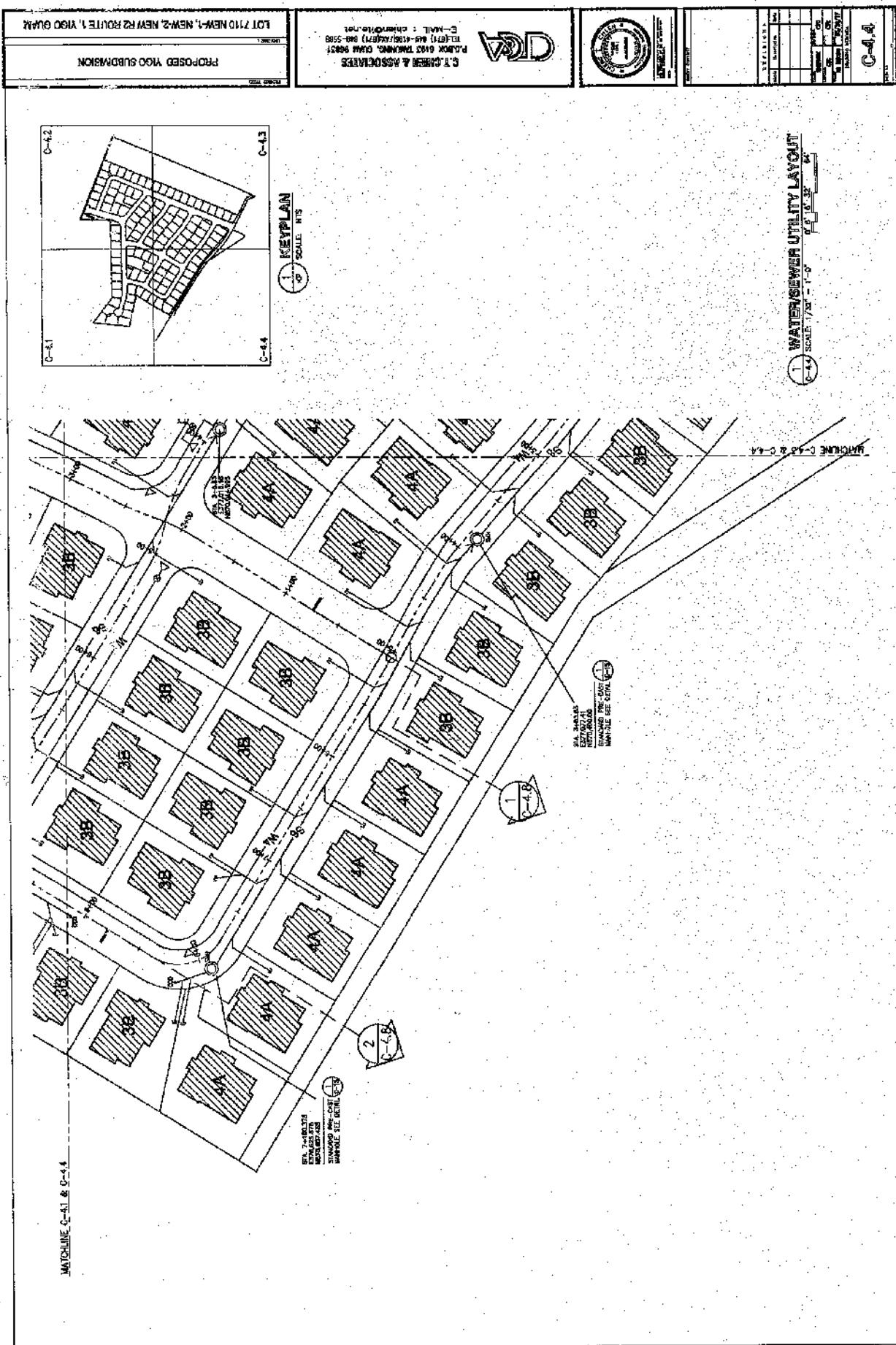


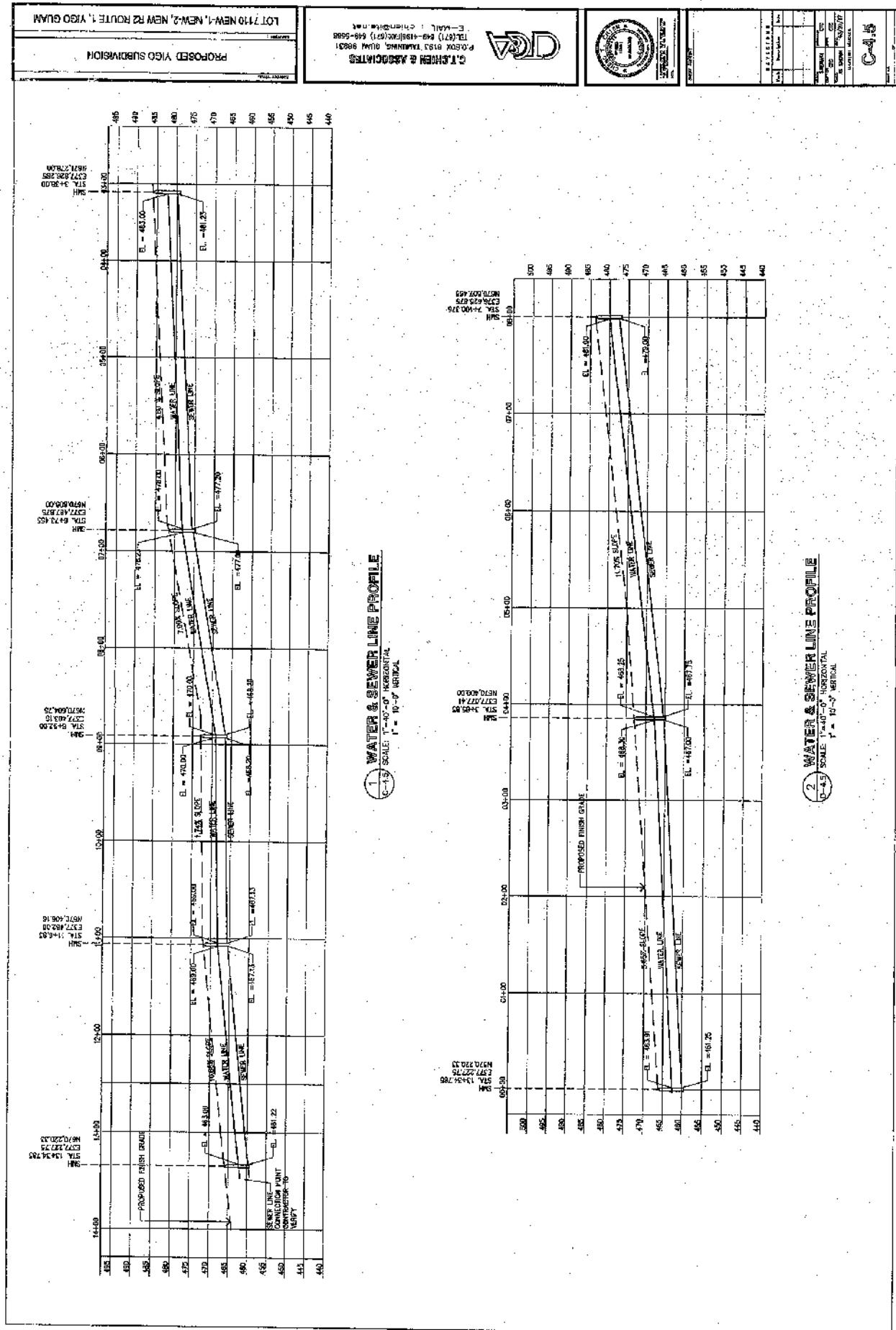
1 WATER / SEWER UTILITY LAYOUT
1-10 SCALE 1/64 - 1'-0"

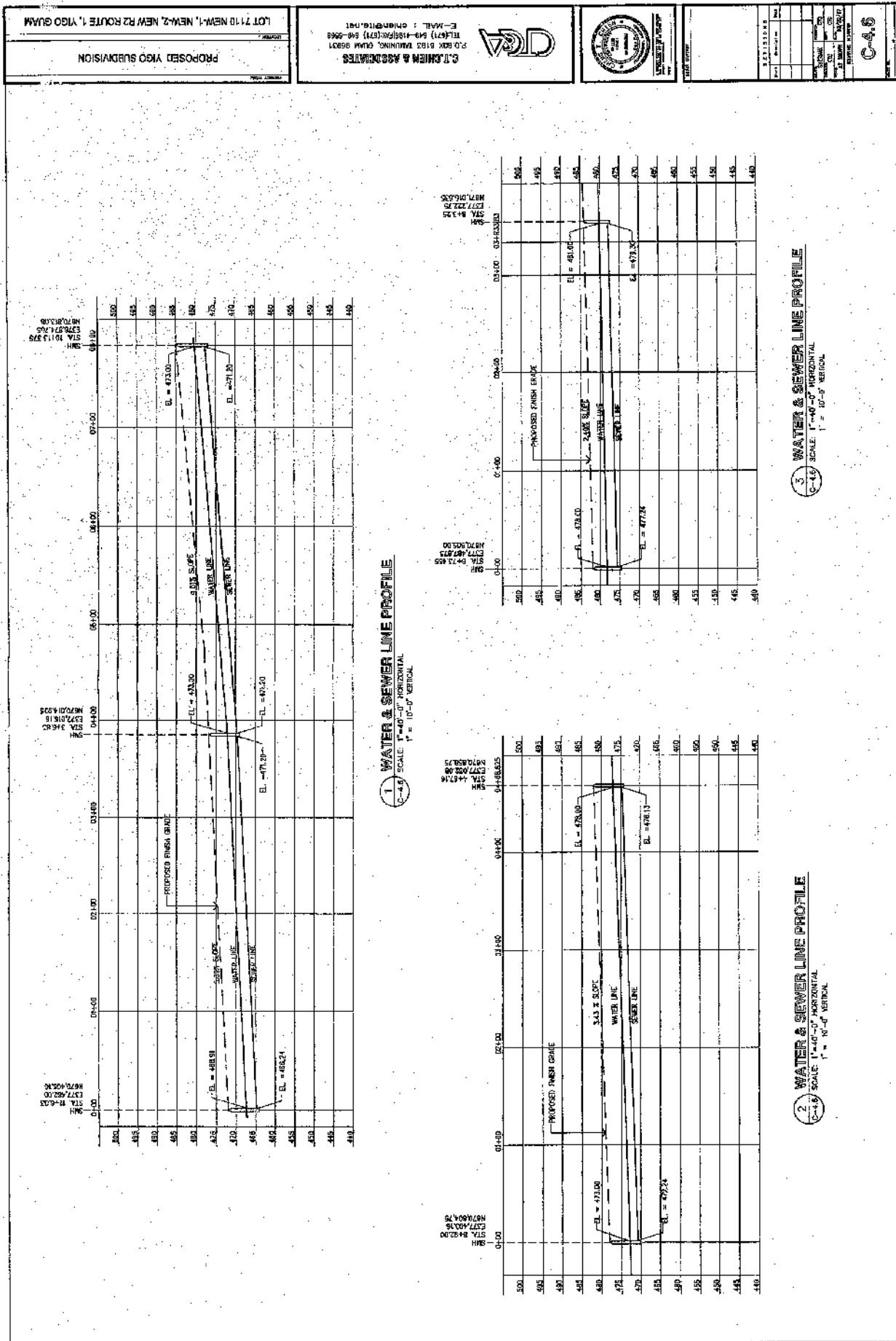


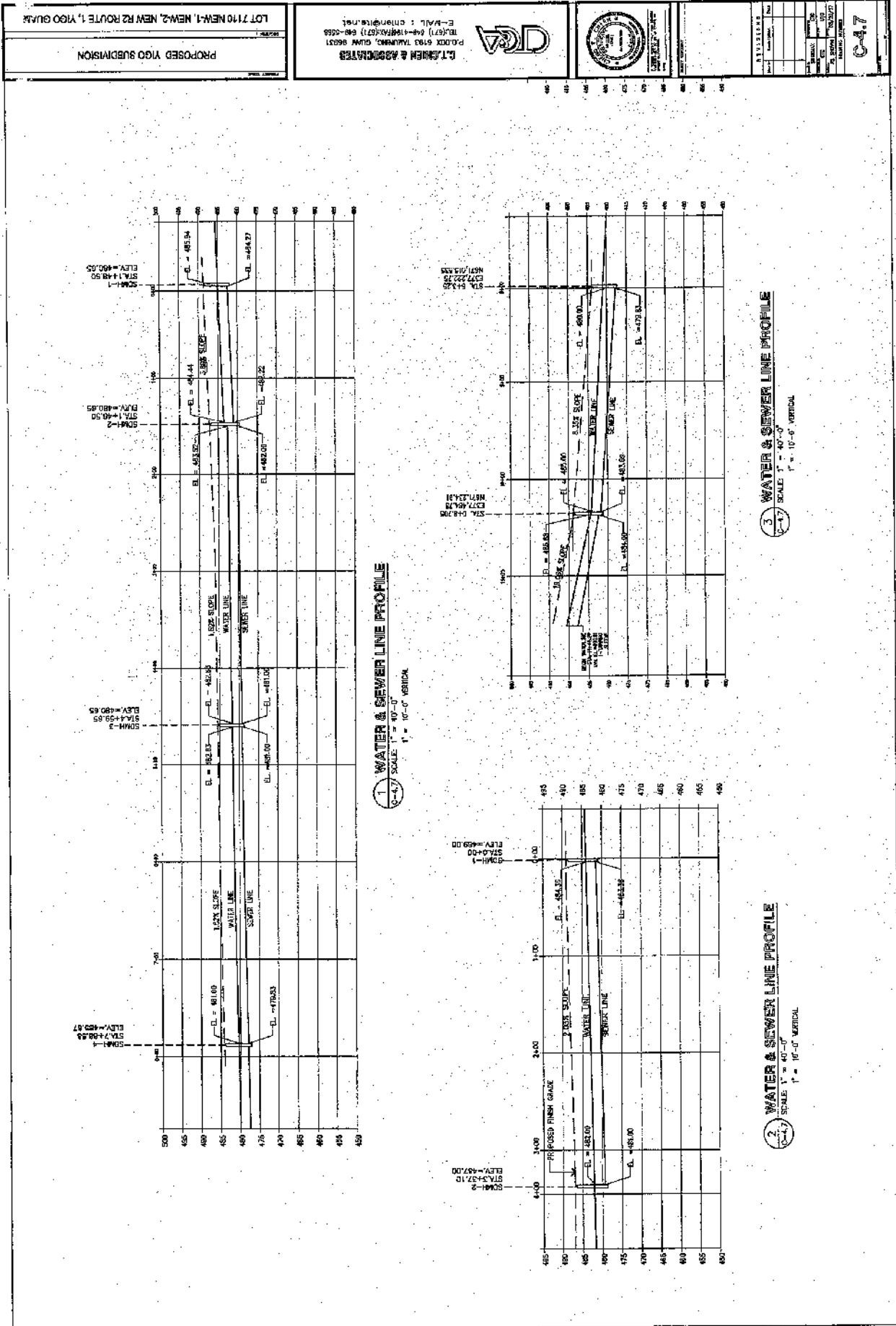












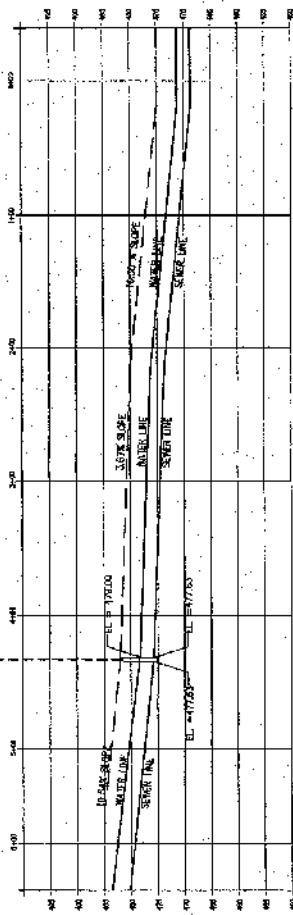
PROPOSED VIGO SUBDIVISION
LOT 711B NEW-1, NEW-2, NEW-2 ROUTE 1, VIGO GUM
DRAWING NO. 000000000000

E-MAIL : CHIEF@TGIG.NET
TELE: 661-949-5500 FAX: 661-949-5505
P.O. BOX 8193 TURLOCK, CA 95383

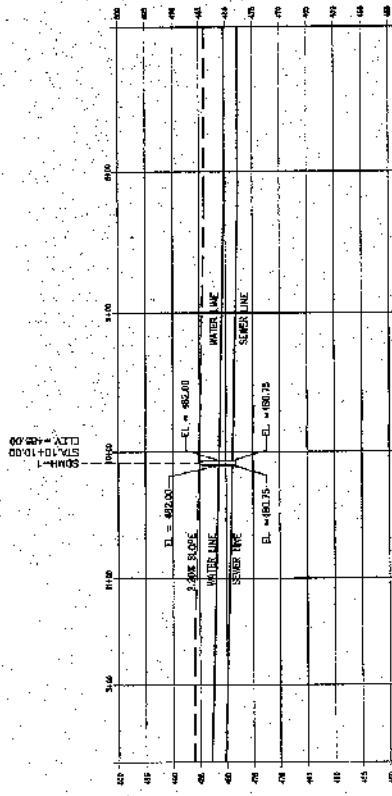


Project Name:	Proposed Vigo Subdivision
Address:	Lot 711B New-1, New-2, New-2 Route 1, Vigo Gum
City:	Turlock
County:	Madera
State:	CA
Zip:	95383
Phone:	661-949-5500
Fax:	661-949-5505
Comments:	

C-4.8

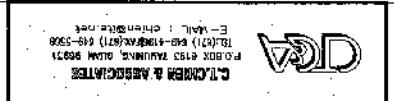


1 WATER & SEWER LINE PROFILE
SCALE: 1" = 10'-0"
V = 10'-0" VERTICAL



2 WATER & SEWER LINE PROFILE
SCALE: 1" = 10'-0"
V = 10'-0" VERTICAL

PROPOSED YIGO SUBDIVISION



A map showing a grid of streets and buildings, rotated diagonally. The label 'C-5.1' is at the top left, and 'C-5.2' is at the top right.

KEYPLATE

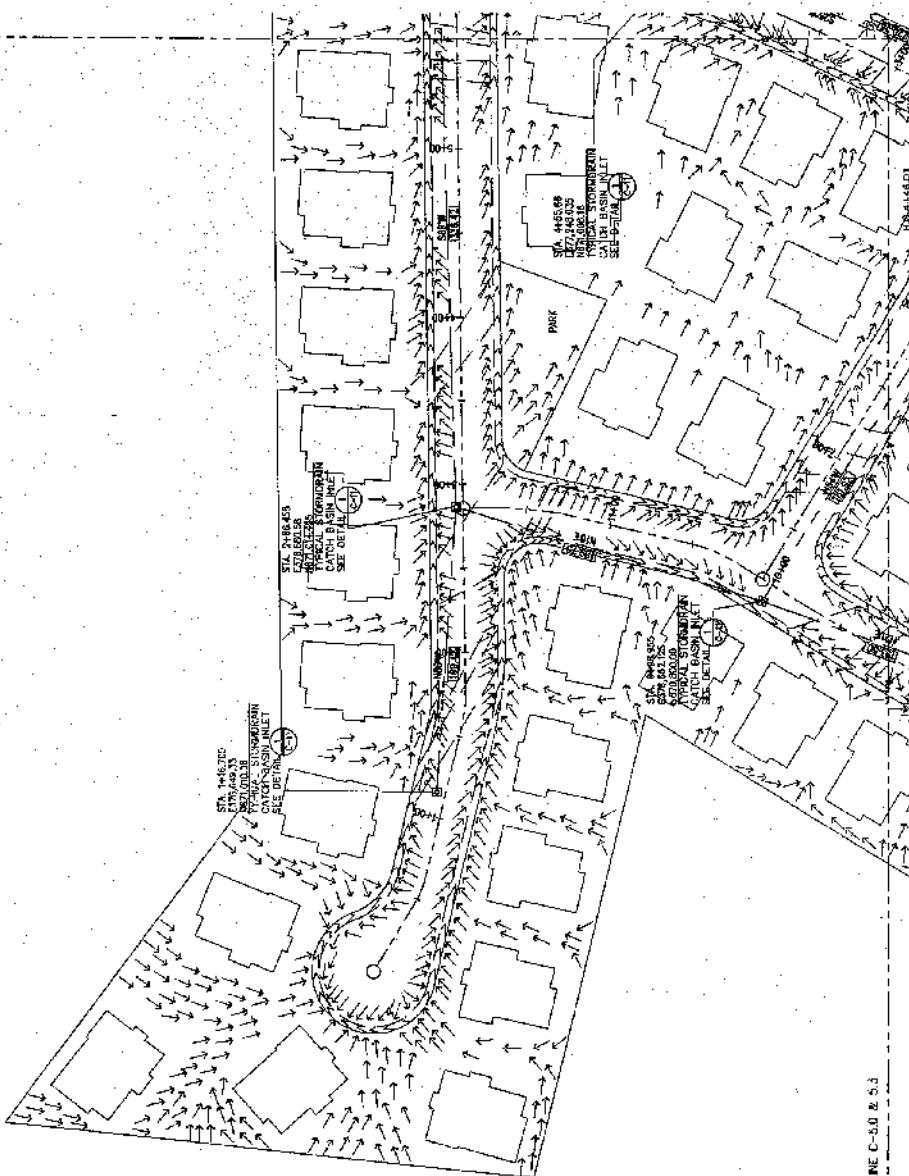
Microsoft C-50

8005

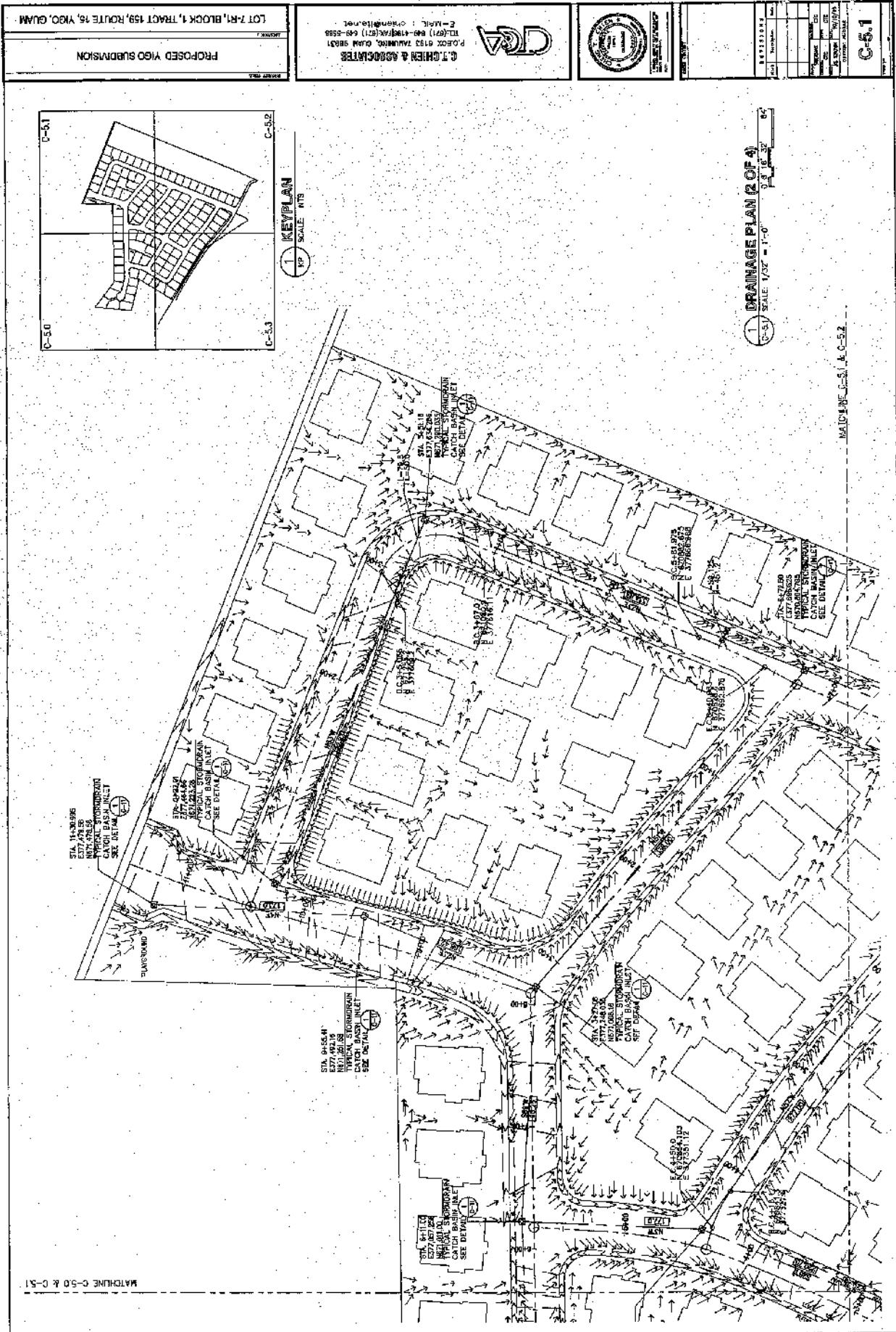
BOOK #193 TEACHING, STUDY & E-MAIL : CHAPTERS

WDD

DRAINAGE PLAN (1 OF 4)



MATCHINE C-5.0 & 5.3



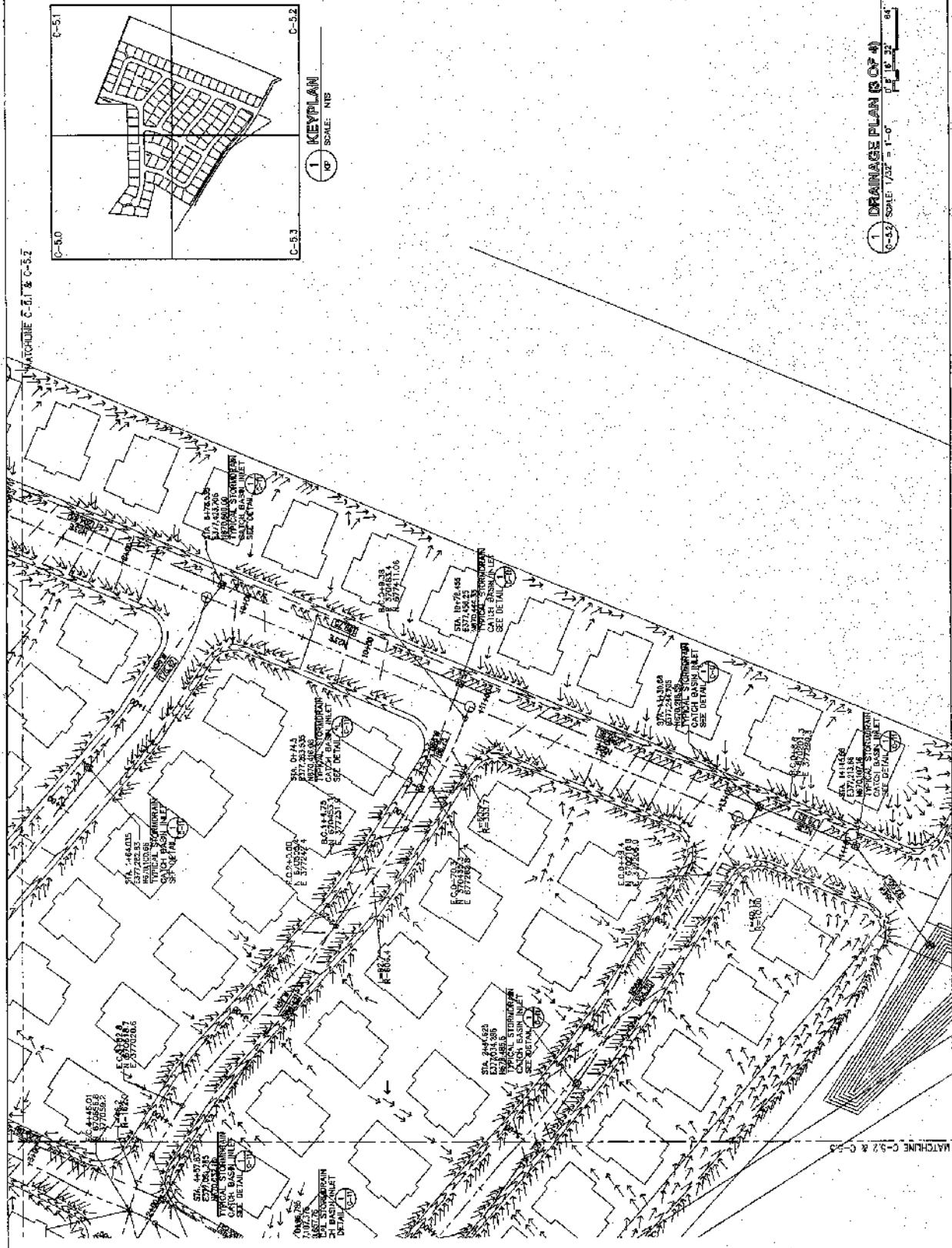
LOT 741, BLOCK 1, TRACT 15, YEG, GUAM
PROPOSED YEG SUBDIVISION

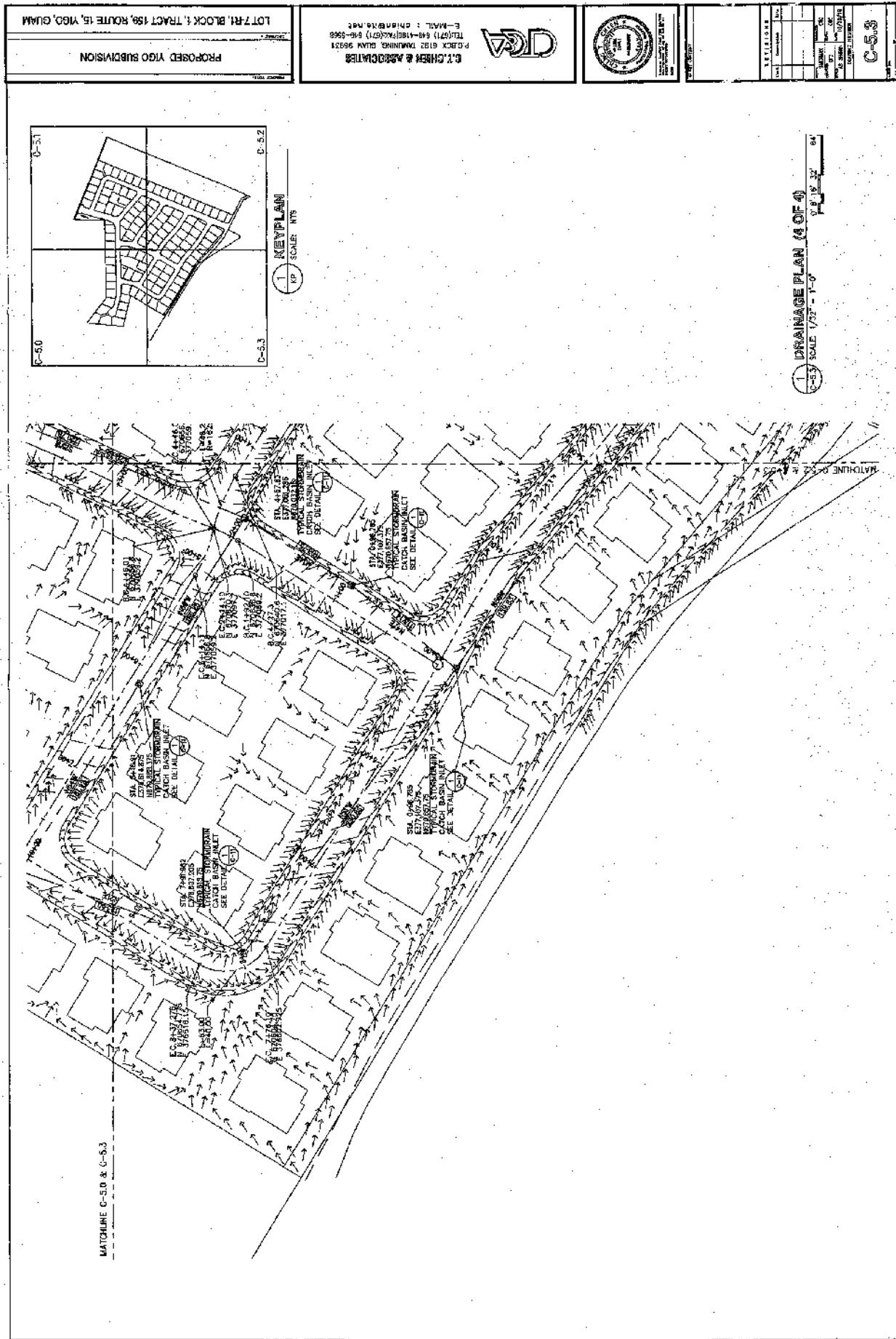
CTGHEG A ASSOCIATES
PO BOX 6193 WATINING, GUAM 96933
TEL: (671) 346-1146 FAX: (671) 346-1550
E-MAIL: ctgheg@msn.com



Project Name:	YEG
Address:	LOT 741, BLOCK 1, TRACT 15, YEG, GUAM
Proposed Subdivision Name:	YEG SUBDIVISION
Proposed Subdivision Address:	LOT 741, BLOCK 1, TRACT 15, YEG, GUAM
Proposed Subdivision Description:	Subdivision of land into lots for residential purposes.

C-5.2





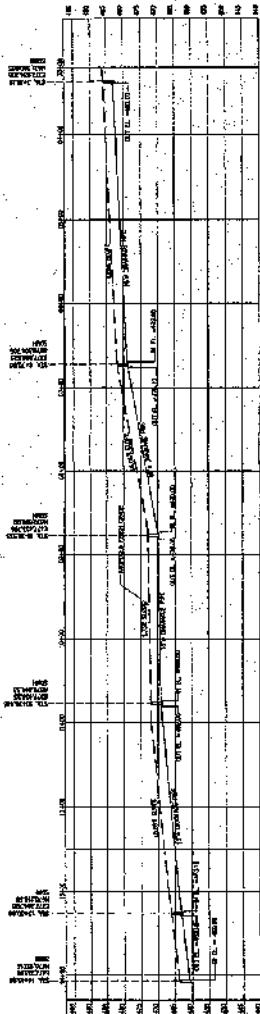
LOT 7A1, BLOCK 1, TRACT 159, ROUTE 15, MIGO, GUAM

PROPOSED YGO SUBDIVISION

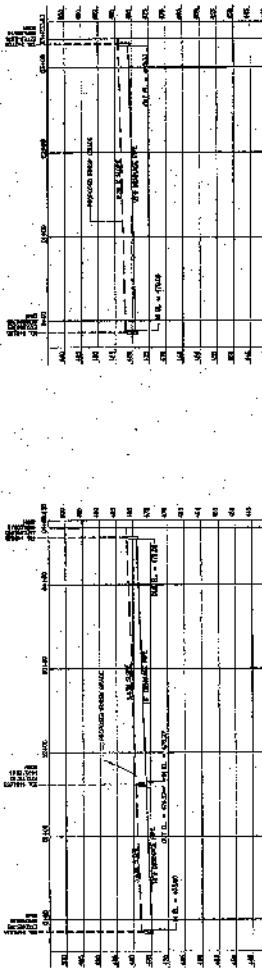
E MAIL : chandru@tst.net
PHONE 670-476-0667 FAX 670-476-0666
P.O.BOX 670, MIGO, GUAM 96401



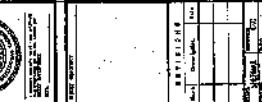
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1	2	3	4	5
1	2	3	4	5
1	2	3	4	5
1	2	3	4	5



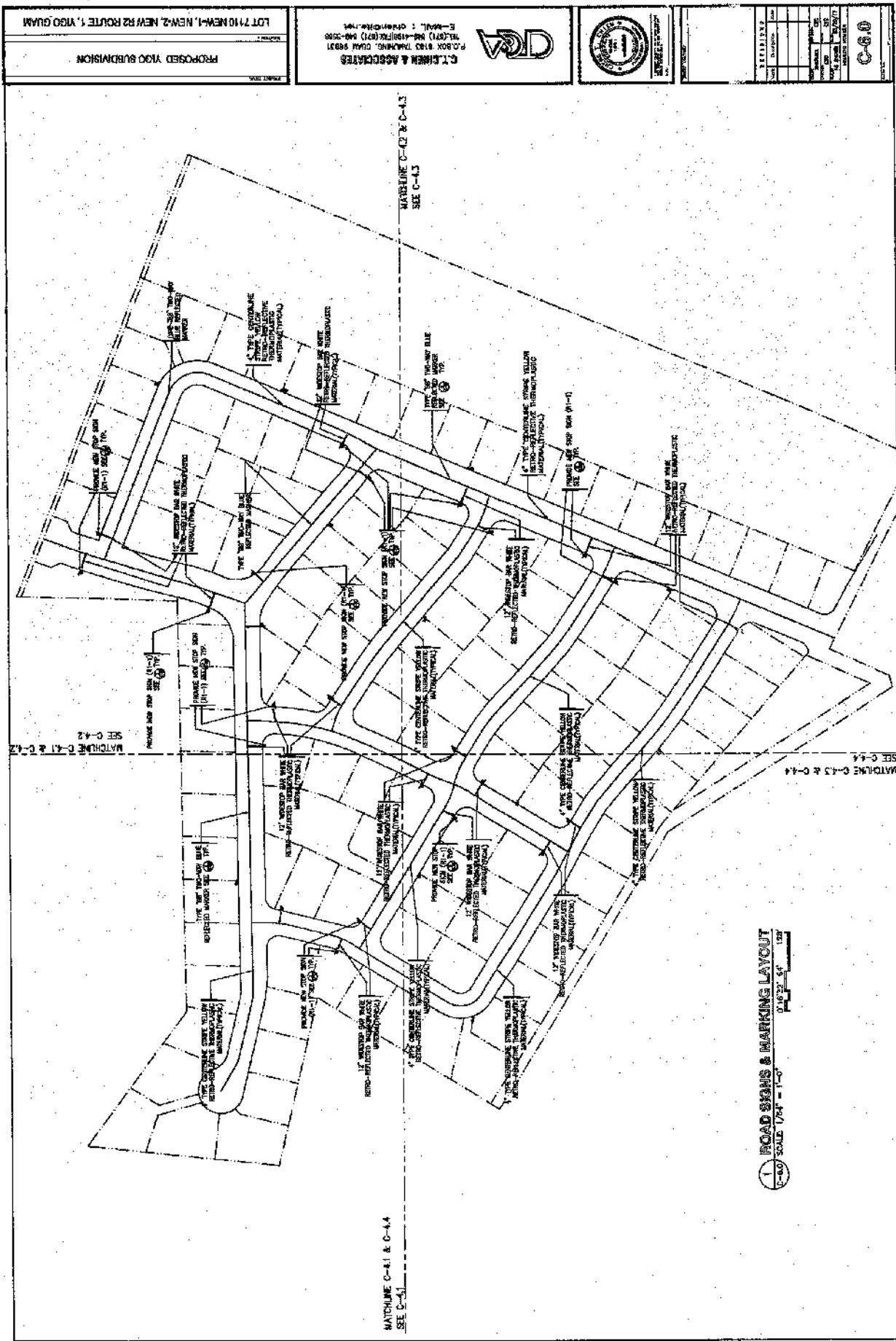
3 DRAINAGE PROFILE
C-5-1 SCALE 1/64" = 1'-0"

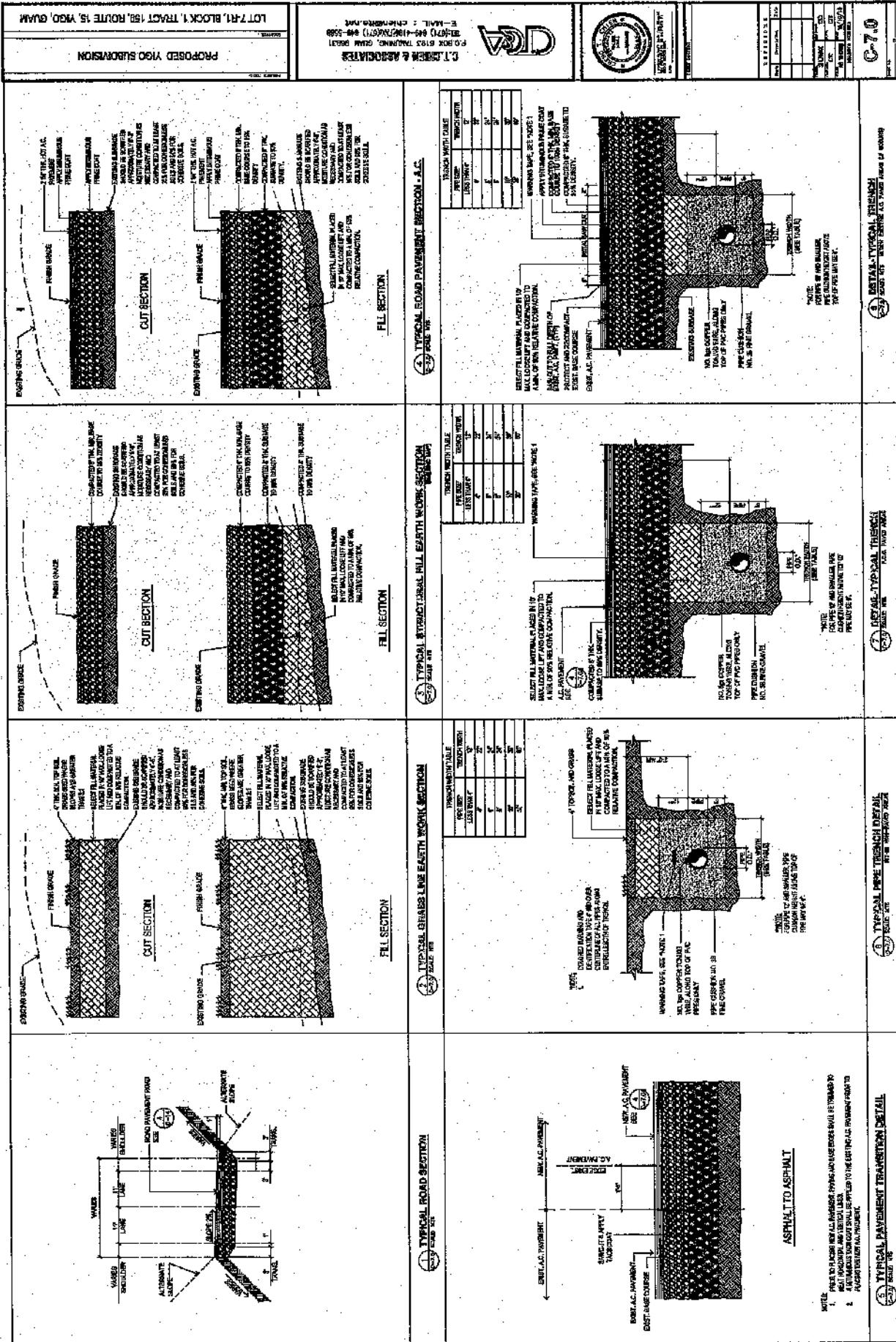


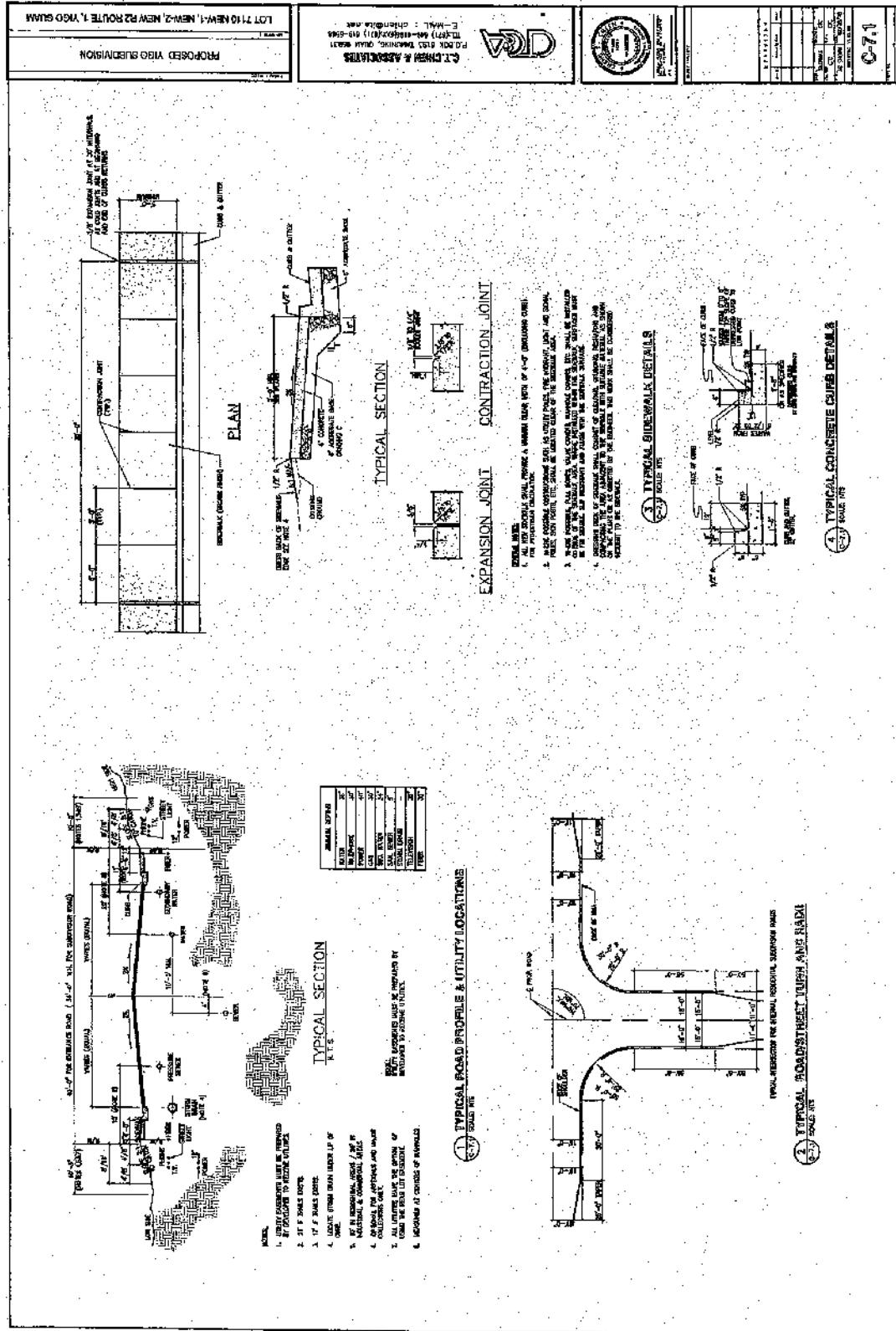
4 DRAINAGE PROFILE
C-5-1 SCALE 1/64" = 1'-0"

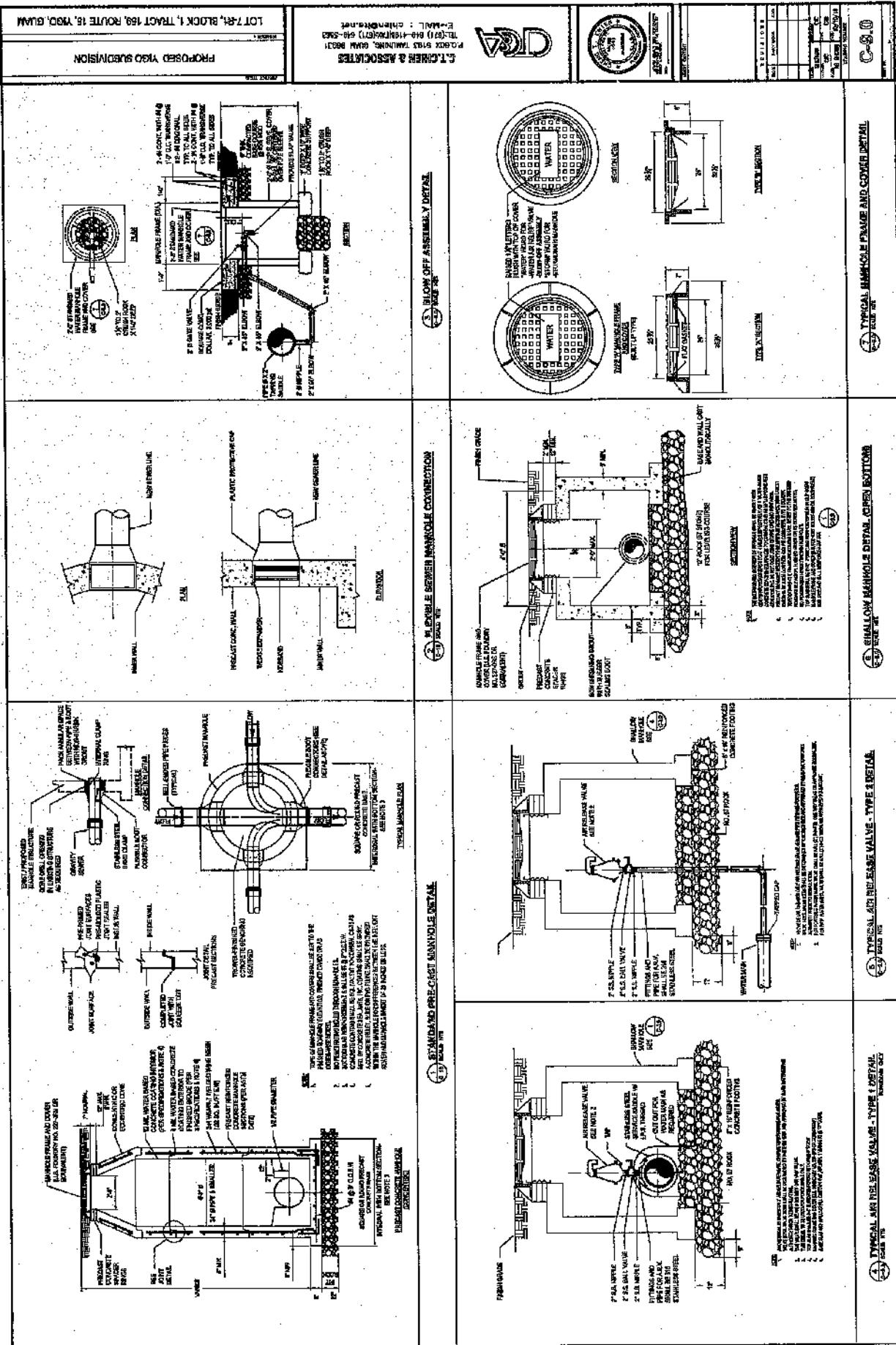


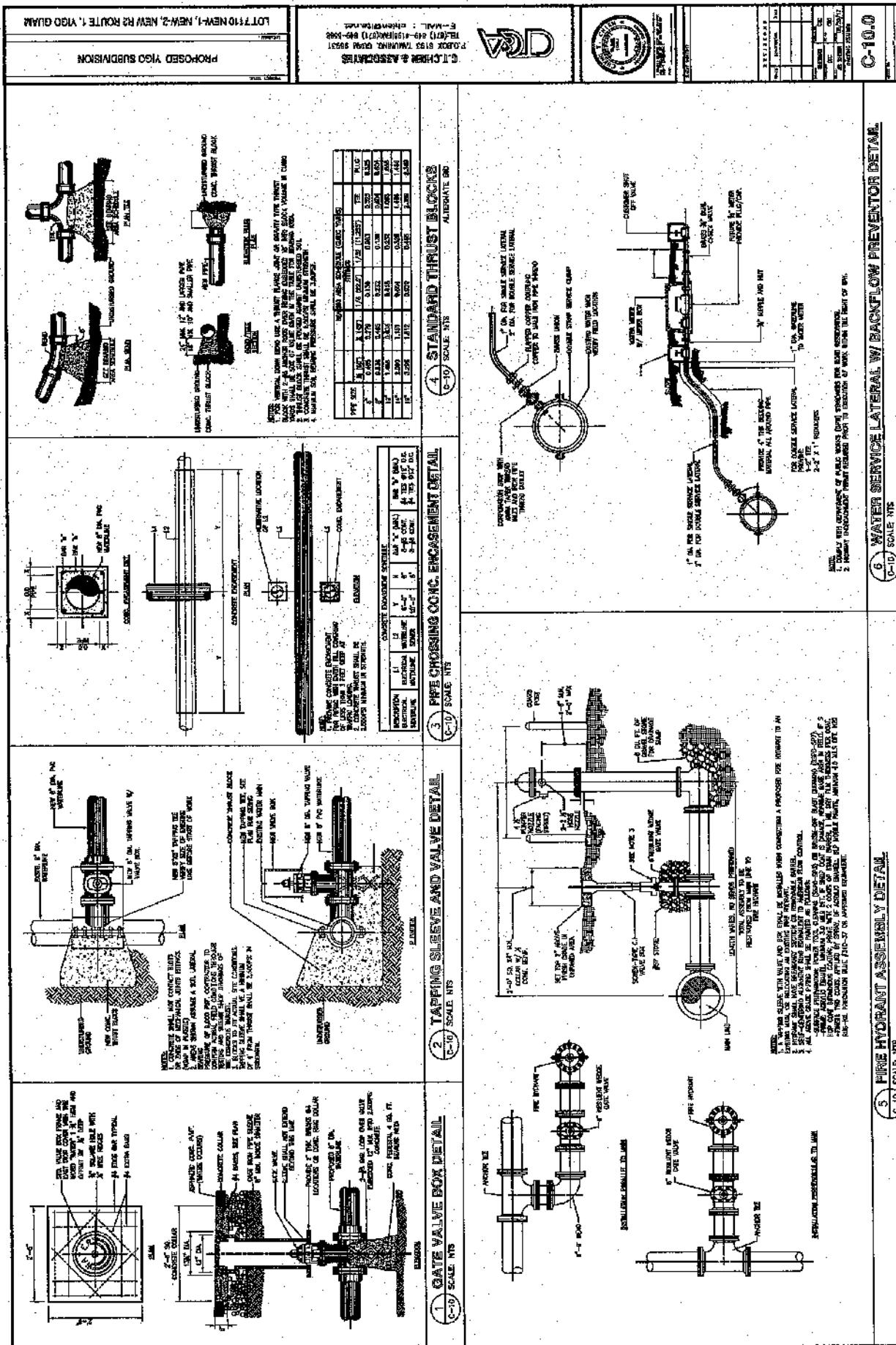
5 DRAINAGE PROFILE
C-5-1 SCALE 1/64" = 1'-0"

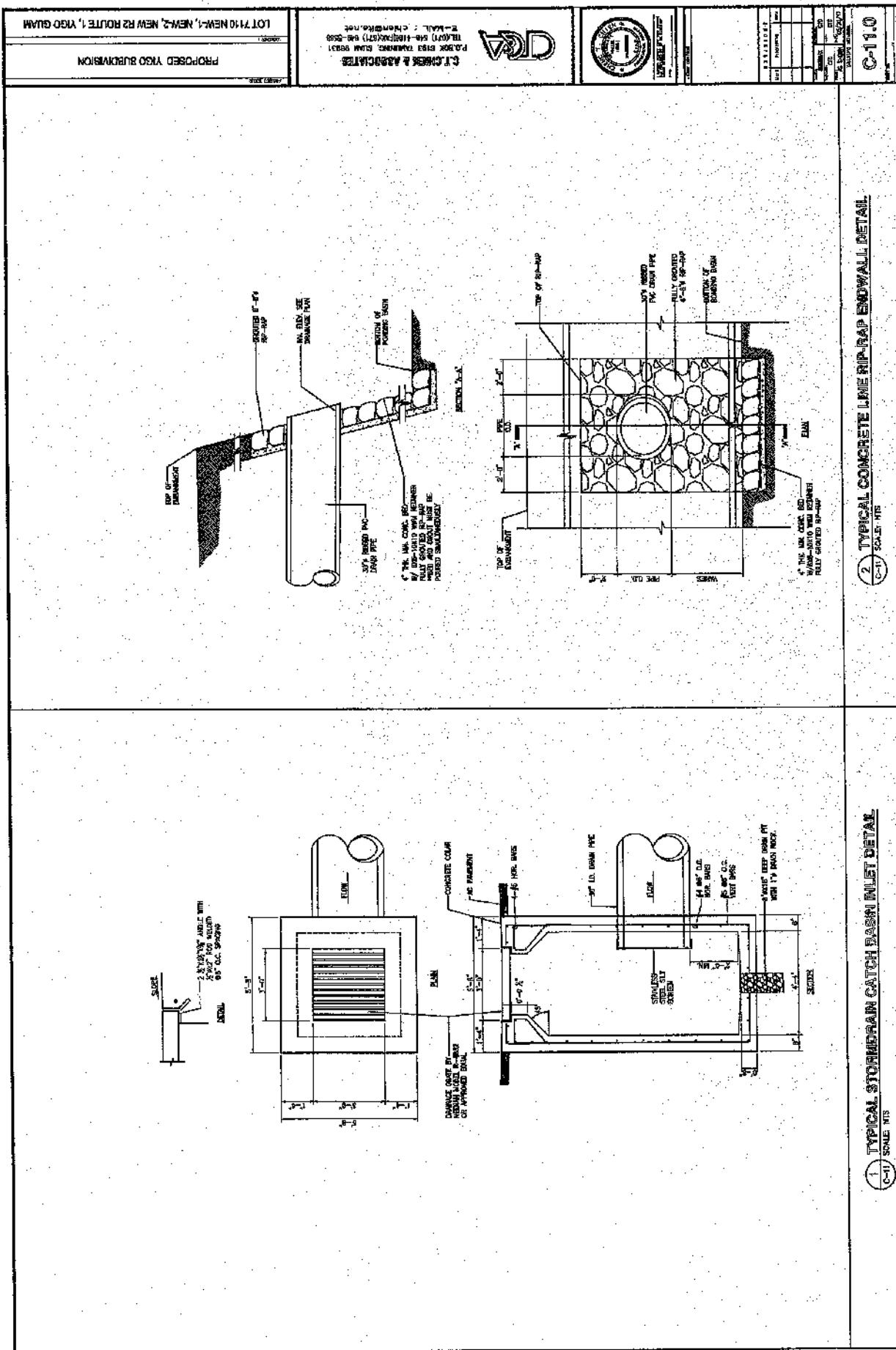


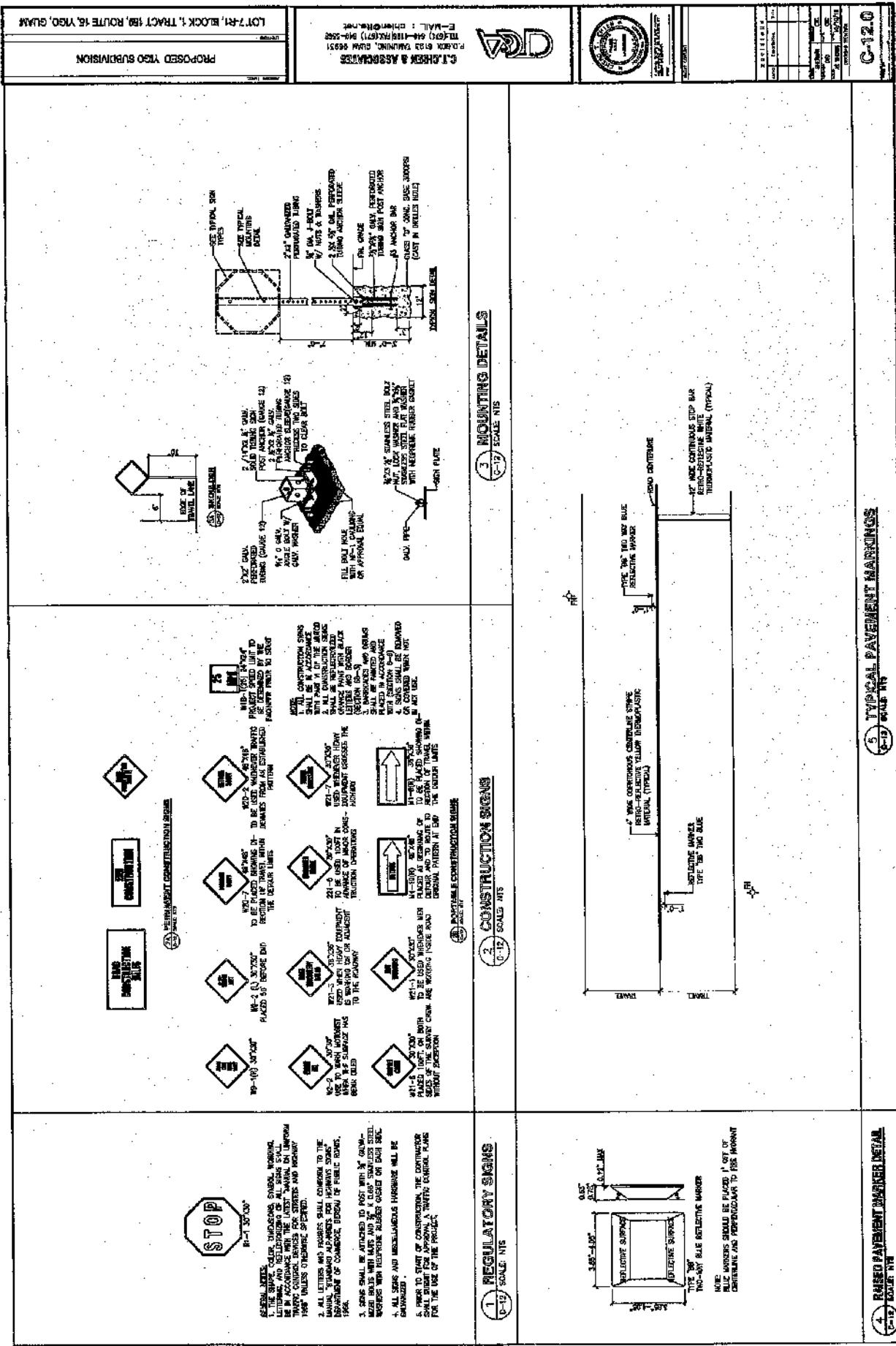


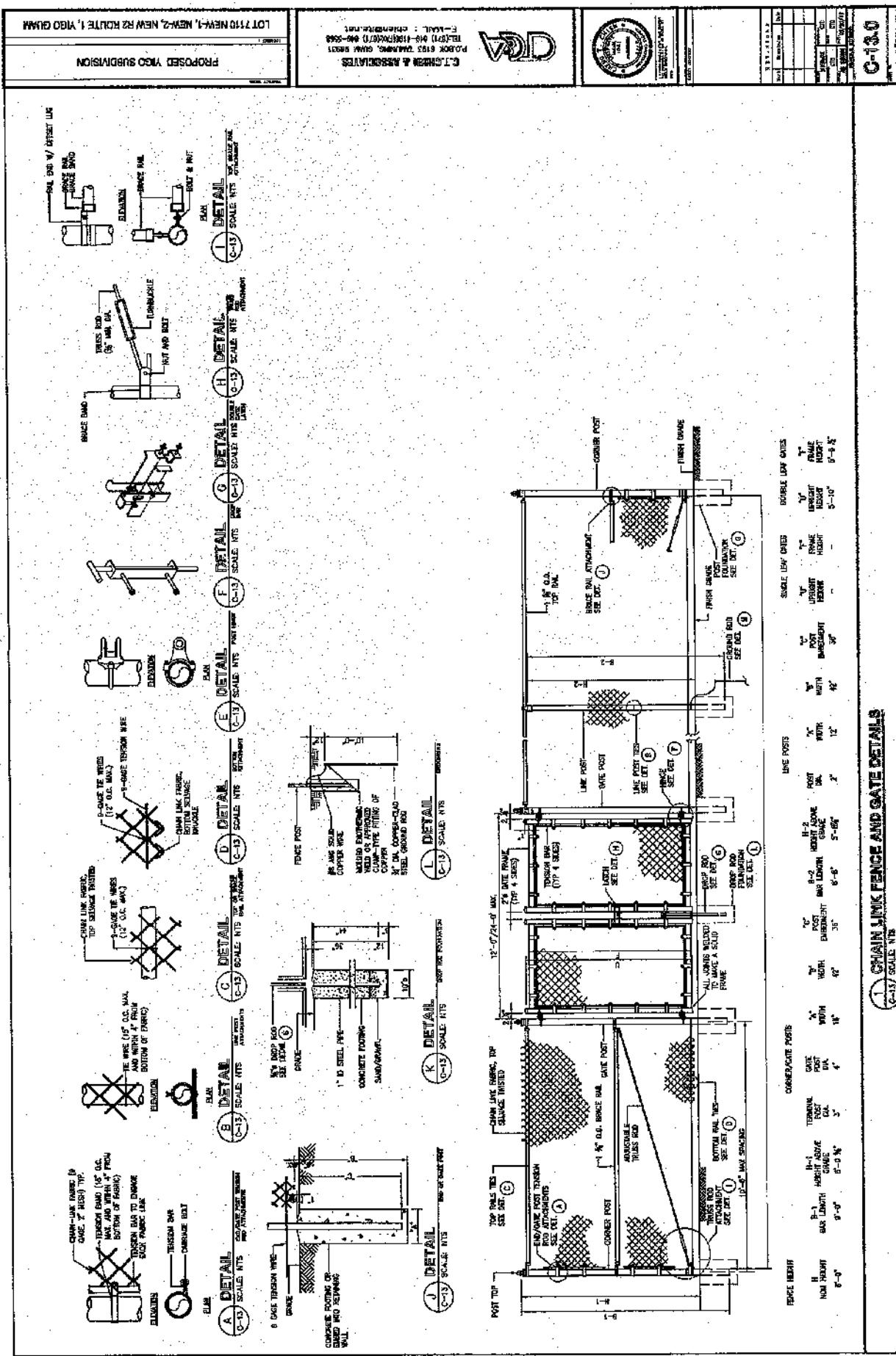






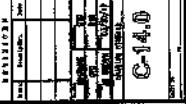




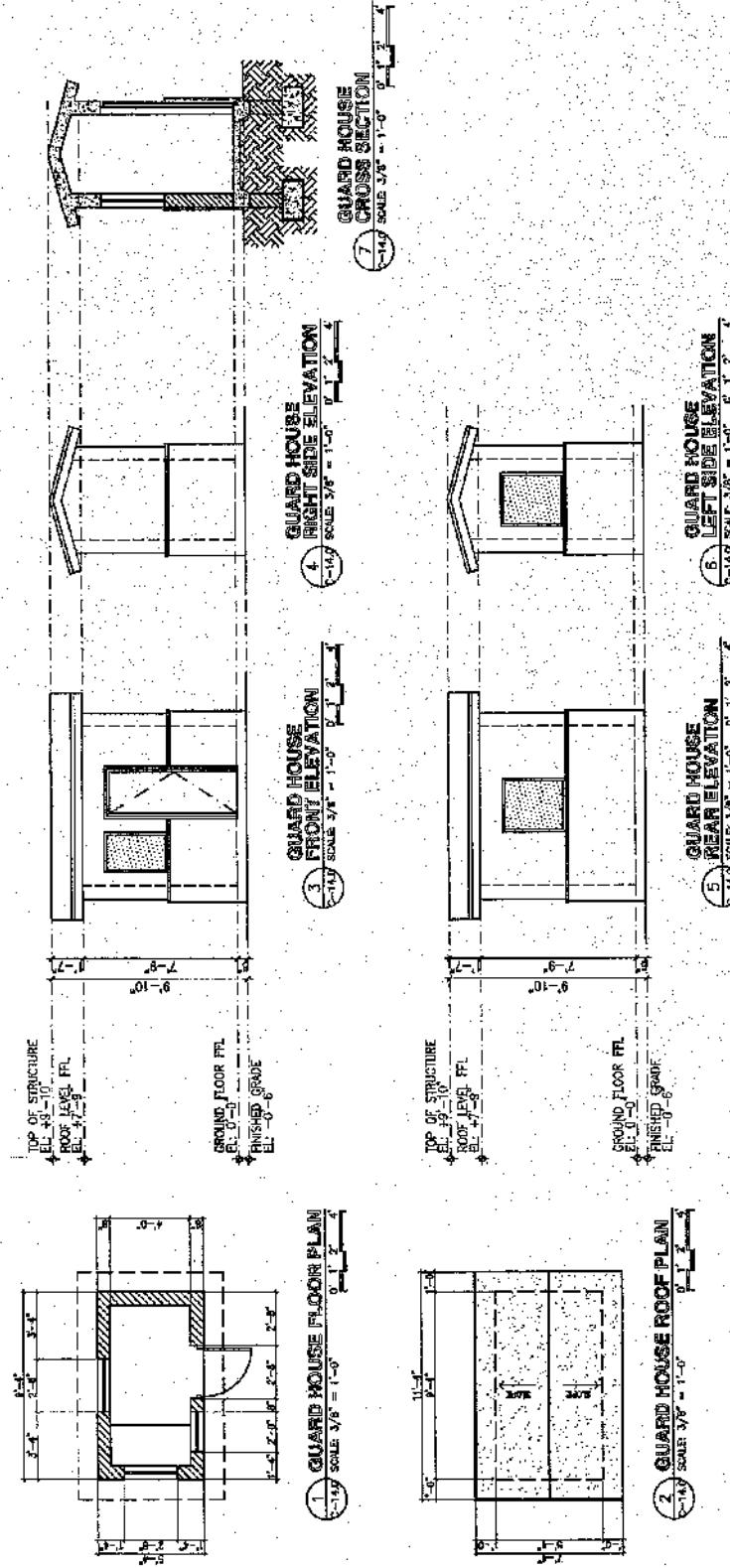


LOT 7110 NEW 1, NEW 2, NEW R2 ROUTE 1, VIGO GUAM
PROPOSED VIGO SUBDIVISION

CDAA
PROPOSED VIGO SUBDIVISION
MAIL : CHAMBER OF COMMERCE
TELE : 64-43197 / FAX : 64-4308
E-MAIL : CHAMBER@CDAA.GP



C-14.0



WALL SIGNAGE DETAIL

This technical cross-section diagram illustrates the construction of a bridge pier, specifically a 10' wide by 10' deep rectangular pier. The diagram is divided into several horizontal layers:

- Top Layer:** Labeled "PIER CONCRETE CAP", it contains a vertical column labeled "ANCHORED ALUMINUM REINFORCEMENT".
- Second Layer:** Labeled "CONCRETE CAP" and "ANCHORED REINFORCEMENT", it features a central vertical column labeled "ANCHORED ALUMINUM REINFORCEMENT" and "ANCHORED STRAIN GAUGES".
- Third Layer:** Labeled "CONCRETE CAP" and "ANCHORED REINFORCEMENT", it contains a central vertical column labeled "ANCHORED ALUMINUM REINFORCEMENT" and "ANCHORED STRAIN GAUGES".
- Fourth Layer:** Labeled "CONCRETE CAP" and "ANCHORED REINFORCEMENT", it contains a central vertical column labeled "ANCHORED ALUMINUM REINFORCEMENT" and "ANCHORED STRAIN GAUGES".
- Fifth Layer:** Labeled "CONCRETE CAP" and "ANCHORED REINFORCEMENT", it contains a central vertical column labeled "ANCHORED ALUMINUM REINFORCEMENT" and "ANCHORED STRAIN GAUGES".
- Sixth Layer:** Labeled "CONCRETE CAP" and "ANCHORED REINFORCEMENT", it contains a central vertical column labeled "ANCHORED ALUMINUM REINFORCEMENT" and "ANCHORED STRAIN GAUGES".
- Seventh Layer:** Labeled "CONCRETE CAP" and "ANCHORED REINFORCEMENT", it contains a central vertical column labeled "ANCHORED ALUMINUM REINFORCEMENT" and "ANCHORED STRAIN GAUGES".
- Eighth Layer:** Labeled "CONCRETE CAP" and "ANCHORED REINFORCEMENT", it contains a central vertical column labeled "ANCHORED ALUMINUM REINFORCEMENT" and "ANCHORED STRAIN GAUGES".
- Ninth Layer:** Labeled "CONCRETE CAP" and "ANCHORED REINFORCEMENT", it contains a central vertical column labeled "ANCHORED ALUMINUM REINFORCEMENT" and "ANCHORED STRAIN GAUGES".
- Tenth Layer:** Labeled "CONCRETE CAP" and "ANCHORED REINFORCEMENT", it contains a central vertical column labeled "ANCHORED ALUMINUM REINFORCEMENT" and "ANCHORED STRAIN GAUGES".
- Bottom Layer:** Labeled "CONCRETE CAP" and "ANCHORED REINFORCEMENT", it contains a central vertical column labeled "ANCHORED ALUMINUM REINFORCEMENT" and "ANCHORED STRAIN GAUGES".

The diagram also includes labels for "ANCHORED ALUMINUM REINFORCEMENT" and "ANCHORED STRAIN GAUGES" at various points along the columns. Horizontal dimensions shown are 10'-0" for the total width and 10'-0" for the total depth. Vertical dimensions for each layer are 10'-0" for the cap height and 10'-0" for the column height.

5 TYPICAL FENCE DETAIL

3 TYPICAL-2 FENCE